



Land at Yeo Lane , North Tawton, Devon EX20 2ED

12.56 acres of agricultural land across two enclosures on the edge of North Tawton

North Tawton 0.3 miles - Winkleigh 5.3 miles - Okehampton / A30 7.7 miles

- For sale by private treaty
- Productive grassland suitable for mowing and grazing
- Direct highway frontage
- Strategic position on the edge of North Tawton
- Subject to FBT expiring 31st March 2027
- Freehold

Guide Price £150,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is located on northwestern edge of North Tawton in West Devon. North Tawton provides a range of local amenities including a GP surgery, Post Office, a range of pubs, cafes and restaurants, a primary school and recreational sports teams. The B3215 is approximately 1.2 miles to the south, which provides direct access to the larger market town of Okehampton and the A30.

DESCRIPTION

The land extends to approximately 12.56 acres (5.09 ha) of permanent grassland across two enclosures on the edge of North Tawton. Access is taken via a gateway directly onto the adjoining Yeo Lane. The land is bound by a combination of post and wire fencing and mature hedgerows and has most recently been utilised for livestock grazing. The northern most field is level and of regular shape and the southern parcel is generally undulating.

The land is classified as grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as Freely draining slightly acid loamy soils mainly suited to dairying and stock rearing.

METHOD OF SALE

The property is offered for sale by private treaty.

ACCESS

Direct access from adjoining Highway (Yeo Lane).

SERVICES

Mains water is connected.

TENURE AND POSSESSION

The land is held freehold subject to a Farm Business Tenancy expiring 31st March 2027.

UPLIFT CLAUSE

The land will be sold subject to a development uplift (overage) deed on the following terms: Upon planning consent being granted for any residential or non-agricultural commercial or industrial use within a 20 year period from the completion date, the sellers will receive 20% of the increase in value (assessed by an independent valuer).

The overage deed will be drafted by the seller's solicitor once sale terms have been agreed.

LOCAL AUTHORITY

West Devon Borough Council

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.



SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any easement, wayleave agreement and any public or private rights of way that may affect it. No public rights of way affect the land.

VIEWINGS

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

DIRECTIONS

From North Tawton town centre (The Square), head west along Fore Street, leaving the town. Continue for approximately ½ mile, and the property is on the turn right onto Yeo Lane. After approximately 0.1 miles the property can be found on the right hand side identified by the Stags for sale sign.

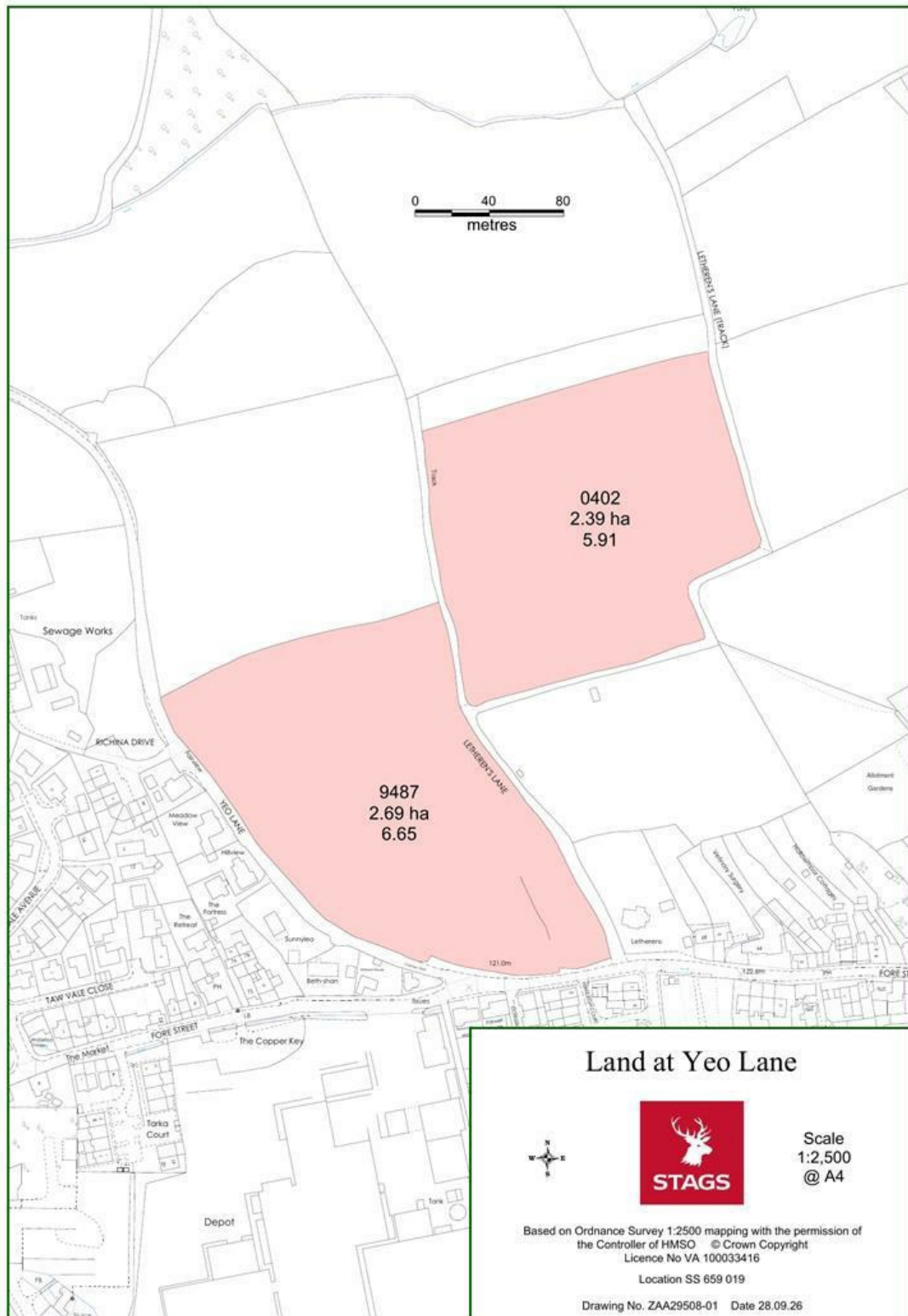
WHAT3WORDS

What3Words: [///backyards.hides.fence](https://www.what3words.com/#!/backyards.hides.fence) (access)

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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