



# Land at Natson

Bow, Crediton, Devon, EX17 6HZ





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A substantial block of productive arable land extending to approximately 129.98 acres, including a run of Devon's renowned red soil

**Guide Price £1,100,000**

- Productive run of arable and pasture land
- Combination of Grade 2, 3 and 4 with Devon Red Soils
- Planning permission for an agricultural building
- River frontage
- Freehold
- In all about 129.98 acres







## Situation

Situated just outside the village of Bow in the heart of Mid Devon, the land occupies an attractive and accessible rural position within a productive farming area. Whilst the land lies close to the villages of Bow, Spreyton and Copplestone, the market town of Crediton lies just 7 miles east and provides a good range of everyday amenities and agricultural services. The Cathedral city of Exeter, just 5 miles beyond Crediton offers an extensive range of commercial and retail facilities. The property also benefits from good access to the wider road network, with links to the M5 motorway facilitating travel throughout the South West and beyond.

## Description

The land extends to approximately 129.98 acres and comprises a productive block of predominantly arable land with one field laid to pasture, all well suited to modern commercial farming operations. A band of red land soil runs through the centre of the holding being widely regarded for its productive qualities and ability to support consistent cropping performance. The land is highly capable of growing a wide variety of cereal and fodder crops and has been farmed as part of a considered arable rotation in recent years. Part of the holding is currently drilled to wheat, the remainder (other than one pasture field) recently drilled to maize.

The land is classified as Grades 2, 3 and 4 according to the Agricultural Land Classification Maps and comprises predominantly free-draining loamy soils.

The combination of soil type, accessibility and field layout creates an efficient and practical unit.

The seller has successfully obtained planning permission for the construction of an agricultural building. Further information can be found via the Mid Devon Planning Portal 23/00454/FULL

Access to the property is via the public highway on the eastern boundary. The northern boundary is bordered by the River Yeo.

## Other Information

**Tenure:** The land is being sold freehold, subject to vacant possession upon harvest of the maize crop.

**Farm Plan:** The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

**Easements, Wayleaves, Rights of Way:** The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries:** Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

**Services:** It is understood that mains water is available but not connected.

**Local Authority:** Mid Devon District Council.

**Health & Safety:** Potential purchasers should be vigilant and take particular care when inspecting the property.

**Viewings:** Strictly by appointment with the selling agent, Kivells.

## Directions

Postcode - EX17 6HZ

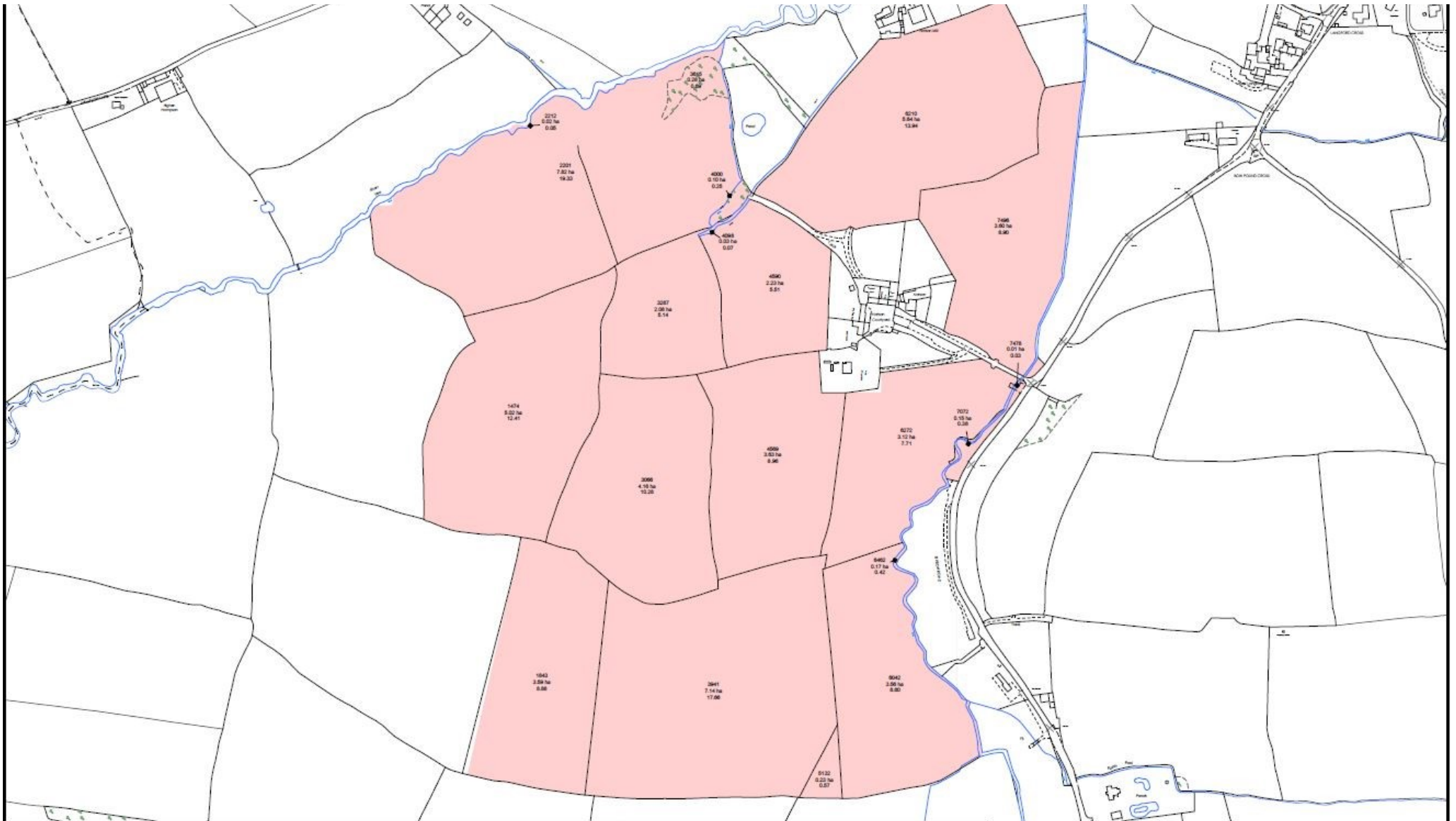
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### Land at Natson Farm

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Scale  
1:6,000  
@ A4



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