



Land at Haven Lea Cheriton Bishop, Exeter, Devon EX6 6JD

A useful block of permanent pasture near Cheriton Bishop extending to 8.22 acres (3.32 ha).

Cheriton Bishop 1.1 Miles - A30 1.9 Miles - Exeter 11 Miles

- About 8.22 acres (3.32 ha)
- Productive Grassland
- Close to Cheriton Bishop & the A30
- Free of any environmental schemes
- For sale by private treaty
- Freehold

Guide Price £60,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is positioned in an accessible rural location approximately 1 mile north of Cheriton Bishop. Cheriton Bishop has a thriving community with a wide range of amenities including a village pub, post office and stores, doctor's surgery and both a primary school and nursery. The A30 is within easy reach providing direct access to Exeter and the M5 motorway and Okehampton to the west.

INTRODUCTION

The land at Haven Lea presents an opportunity to acquire a useful block of freely draining permanent grassland within a single enclosure. The land is boarded by stock proof post and wire fencing and benefits from two access points from the adjoining access track. Surrounding the land is further agricultural land, woodland and residential property. There is a small area of woodland along the western boundary.

The land has been most recently utilised for livestock grazing and silage production but may present an

opportunity for alternative uses subject to the necessary consents. The land is identified as grade 3 according to the Natural England Provisional Land Classification Maps. The soils may be described as freely draining slightly acid loamy soils with a long grazing season.

ACCESS

Access is via a right of way along Crosshill Lane. Further detail is available from the selling agent.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

SERVICES

We understand that no services are connected. Prospective purchasers must satisfy themselves as to the availability of any future connections.

LAND MANAGEMENT SCHEMES

The land is not subject to any land management schemes.



LOCAL AUTHORITY

Mid Devon District Council

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES & RIGHTS OF WAY

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

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059 or farms@stags.co.uk. When inspecting the land please do not park at or enter any neighbouring property.

WARNING

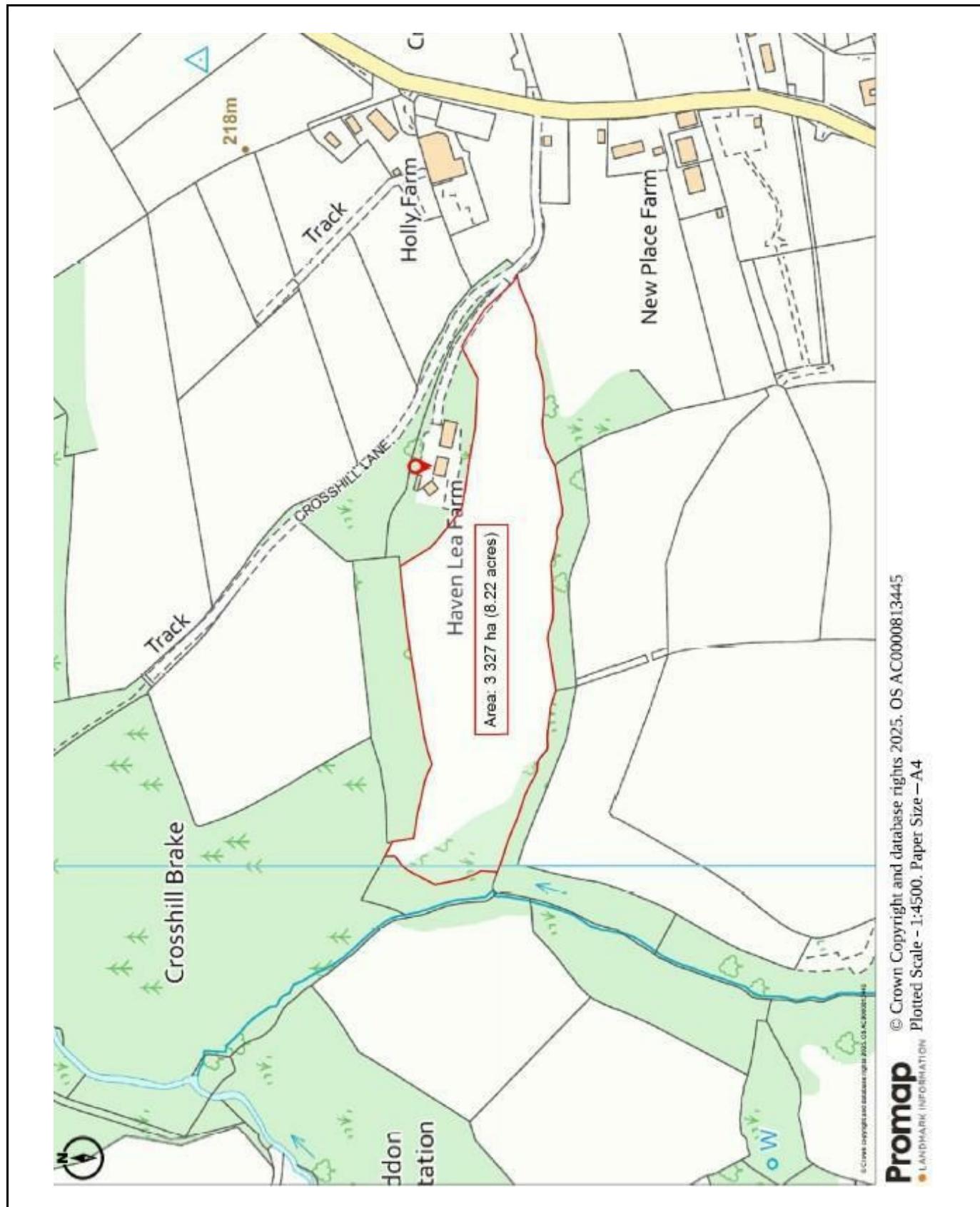
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

From the centre of Cheriton Bishop, take the second right just before the Post Office. Follow the road for approximately 1 mile over the A30. The access to the land is via Crosshill Lane which will be found on the left hand side. The access to the land is identifiable by the Stags For Sale board.

What3Words: ///recruiter.appealed.anchorman





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IMPORTANT: 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. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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.