



Land at Treetops, Dunchideock, Exeter, Devon EX6 7RA

A ringfenced block of permanent pasture on the edge of Dunchideock extending to 37.94 acres in all

Dunchideock 0.5 miles - A30 2.5 miles - Exeter (City Center) 6 miles

• Ringfenced block of permanent pasture • 37.94 acres (15.35 ha) in all • Direct road frontage • Natural water supply • Potential for a range of environmental schemes • Good access to the A30 and Exeter • Woodland with sporting and conservation appeal • FREEHOLD

Guide Price £250,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is positioned in an accessible rural location, to the western edge of the small village of Dunchideock overlooking the Teign Valley.

The land is situated within easy reach of Exeter city centre, approximately 6 miles away, which provides a good range of facilities. Despite its rural position, the land benefits from good access provisions to the A30, A380 and the M5 motorway providing easy transport links to the surrounding towns and major roads.

DESCRIPTION

The land at Treetops extends to approximately 37.94 acres (15.35 ha) of productive grassland across four good sized enclosures. The land is enclosed by stockproof post and wire fencing and mature hedgerows, with internal gateways providing access to the individual field parcels. Each field is of regular shape and is sloping, and well suited to livestock grazing.

The land is identified as Grade 3 according to the Natural England Provisional Land Classification Maps. The soils may be described as a combination of freely draining slightly acid but base-rich soils and slowly permeable acid loamy and clayey soils, mostly suited to permanent grassland.

METHOD OF SALE

The land is offered for sale by private treaty.

ACCESS

Direct access from the public highway

SERVICES

Natural water via a stream only. No mains services are connected, prospective purchasers must satisfy themselves as to the availability of any future connections.

TENURE & POSSESSION

Freehold with vacant possession on completion.

DESIGNATIONS & LAND MANAGEMENT

The land is not subject to any land management schemes. The land is not within any NVZs.

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.

There are no public rights of way passing through the land. Water tank in parcel 1168 will be retained by Treetops residential property, along with a services easements in place benefitting the neighboring residential properties.

The land is sold subject to a restrictive covenant in relation to



nuisance and not to cause damage to service media. Further details are available from the selling agent.

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 within the freehold.

LOCAL AUTHORITY

Teignbridge Council.
<https://www.teignbridge.gov.uk/>

VIEWING

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

WHAT3WORDS

What3words - ///wakes.lots.behind

DIRECTIONS

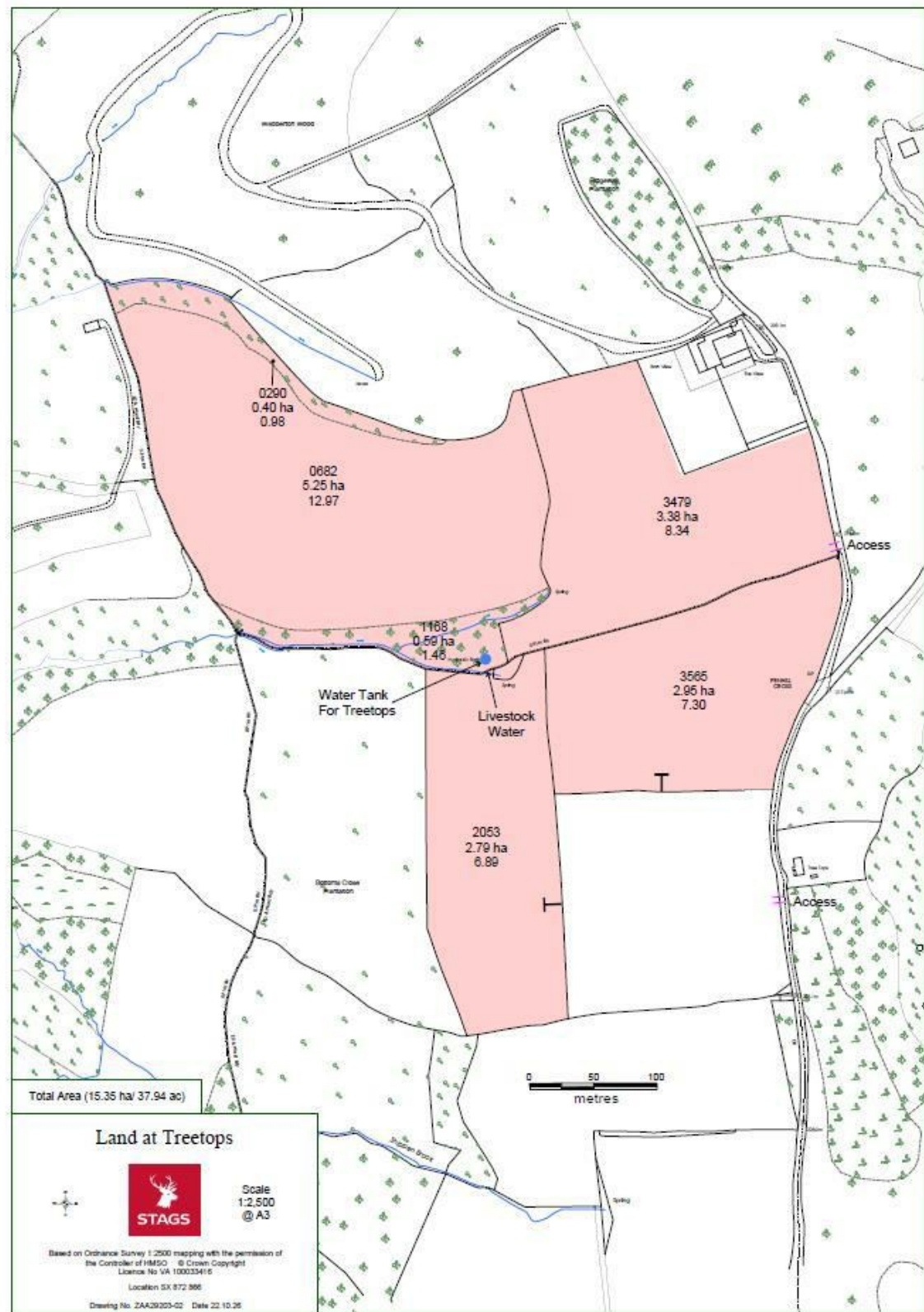
From the A38 southbound, take the exit at Exeter Racecourse. Turn right at the roundabout and follow the road under the A38. Follow the road for approximately 2.5 miles and the land will be found on the left hand side, just past Penhill Cross,

identified by the Stags for sale board.
What3words - ///wakes.lots.behind

DISCLAIMER

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.





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