

STAGS

Land at Scoope Bridge , Taw Valley, Umberleigh, Devon EX37 9BG

A highly attractive block of river meadow in the Taw Valley.

Chulmleigh 6.5 miles South Molton 10 miles Barnstaple 10 miles

• Approximately 30 acres of attractive riverside meadow • Predominantly level, productive agricultural land • Suitable for grazing or mowing • Attractive frontage adjoining the River Taw • Excellent vehicular access directly from the A377 • Conveniently situated between Chulmleigh and Umberleigh • Fishing rights available by separate negotiation • Freehold

Guide Price £250,000

01769 572263 | south-molton@stags.co.uk

Situation

The river meadow at Scoope Bridge is situated in the highly attractive Taw Valley in North Devon, in an accessible location just off the A377 between Chulmleigh and Umberleigh. Access is particularly convenient, being via a short private track leading from the A377 and crossing the Tarka Line railway line. Chulmleigh is approximately 6.5 miles, whilst the market town of South Molton is about 10 miles.

Description

The land is predominantly level and comprises good quality river meadow, amounting to 30 acres, and is suitable for grazing or mowing, with the River Taw forming the eastern boundary providing natural water for livestock.

Access

A short track from the A377, crossing the Tarka Line railway, provides good vehicular access.

Tenure

The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

Wayleaves and rights of way

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way that may affect it. There are no public rights of way passing through the land.

The fishing rights associated with the land adjoining the River Taw are available by separate negotiation. Should the fishing rights be sold separately, the necessary rights of access along the river bank for the benefit of the fishing, river bank maintenance and including the fishing hut will be reserved.

Plans

A plan is included with these sale particulars for identification purposes only. The land is outlined and shaded in green on the plan.

Viewing

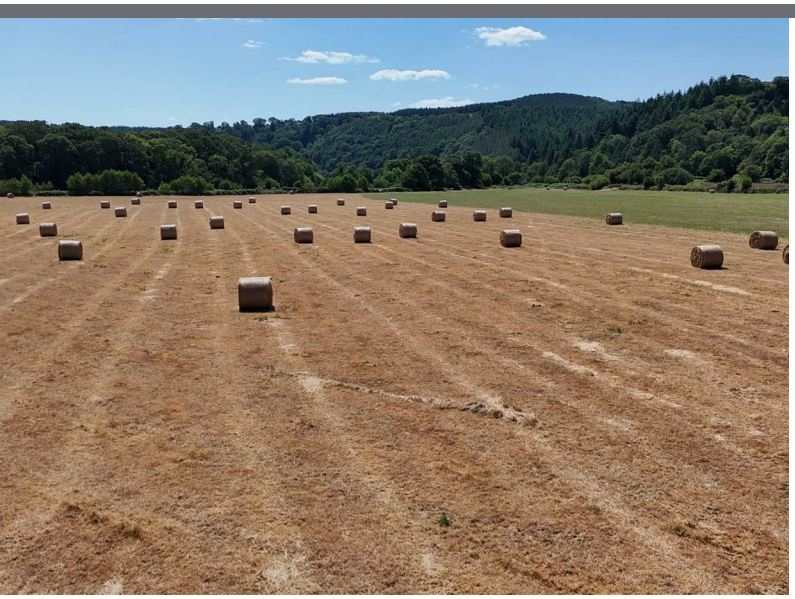
Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.



Directions

From Umberleigh Bridge continue south on the A377. After three miles there is an unmarked left turn that leads to the land and fishing. Please take care at the crossing over the railway line. Please close all gates.

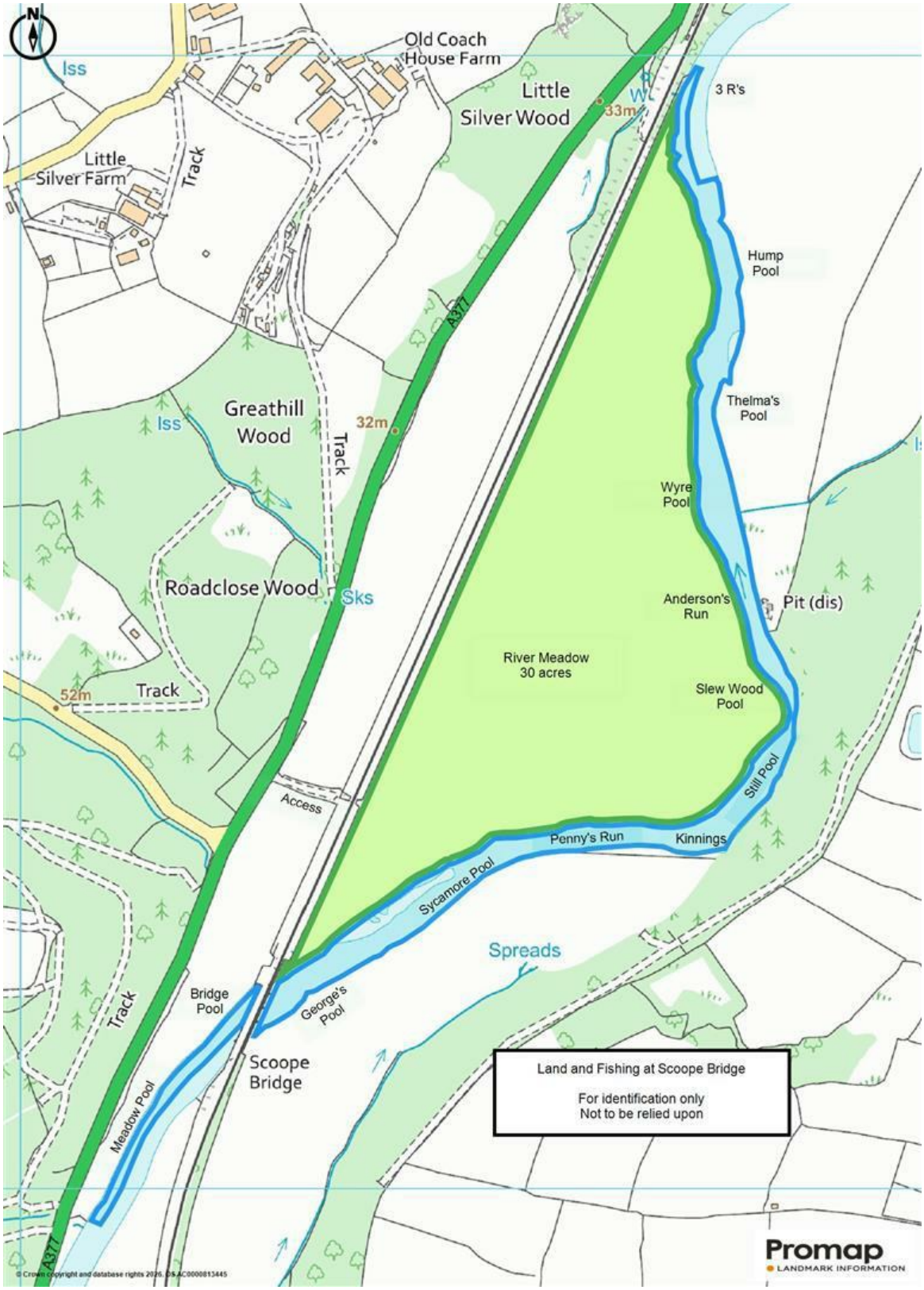
What3words Ref: munch.skin.curry











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.

STAGS

@StagsProperty