

STAGS

Land near Barn Court , Washfield, Tiverton, Devon EX16 9QU

A small range of buildings with a mixture of grass land, woodland and ponds, situated within a sheltered valley

Calverleigh 1.3 miles - Tiverton 2.5 miles

• Mixed Farm Land • 6.67 Acres (2.70 Hectares) • Timber Framed Buildings • Grass Land adjoining a Stream • Small Area of Woodland and Ponds • For Sale by Private Treaty • FREEHOLD

Guide Price £100,000

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SITUATION

The land is situated in a sheltered valley to the south of Washfield in Mid Devon and 1.3 miles north of Calverleigh which has the Rose & Crown pub. The market town of Tiverton lies 2.5 miles to the south east, from where there is access to the A361 (North Devon Link Road).

DESCRIPTION

The land near Barn Court comprises an open-fronted agricultural building and a small storage shed set within 6.67 acres (2.70 hectares) of grass land and woodland with a stream flowing through.

The main building is L-shaped (approximately 39' x 15' with a 15' x 10' extension) and has a timber frame, five bays to the front and two bays to the side with an earth floor. There is a separate storage shed for storing implements.

The land includes two pasture enclosures which have been used for grazing, and a stream flows through the first enclosure before forming the northern boundary of the second enclosure. At the eastern end of the land is a small area of woodland and two ponds within an area of unmanaged pasture. Part of the lane on the western boundary is included within the sale.

The land lies at about 120 metres above sea level and is classified as grade 3B with the soils being described as freely draining slightly acid loamy soils.

SERVICES

There are no mains services connected to the land. There is a stream which provides a source of natural water for grazing animals.

ACCESS

Access to the land from the public highway is via a right of way at all times and for all purposes over the lane leading past Barn Court. Maintenance of this lane is shared between the users.

TENURE

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

METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

DESIGNATIONS & LAND MANAGEMENT

The land is within a nitrate vulnerable zone (NVZ) and is not currently managed within an land management or stewardship agreements.

FLOOD ZONE

Part of the land (including the buildings) is included in Flood Zone 2 and 3 based on information from the Environment Agency Flood Map.

COVENANT

There is a covenant on the land dating from 1986 which states that the land owner is not to keep any pigs or goats nor to carry out any intensive form of farming within any building.









LOCAL AUTHORITY
Mid Devon District Council.

SPORTING & 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.

There are no public rights of way passing through the grass land or woodland. There is a public footpath which passes along the track to the west of the land and this track forms part of the property being sold.

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

VIEWING
Please contact Stags to arrange a viewing appointment. Tel: 01392 680059. Email: farms@stags.co.uk

DIRECTIONS
From Tiverton, take the Rackenford Road towards Calverleigh. At the first roundabout continue straight across and after 0.1 miles turn right towards Washfield and Stoodleigh and then take the first left turn towards Washfield and Stoodleigh.

Continue for 0.4 miles and at Warren Cross turn left onto Long Lane towards Loxbeare. Stay on this road for approximately 1.3 miles and at the sign fo Lower Pitt Farmhouse and Barn Court turn right into this lane.

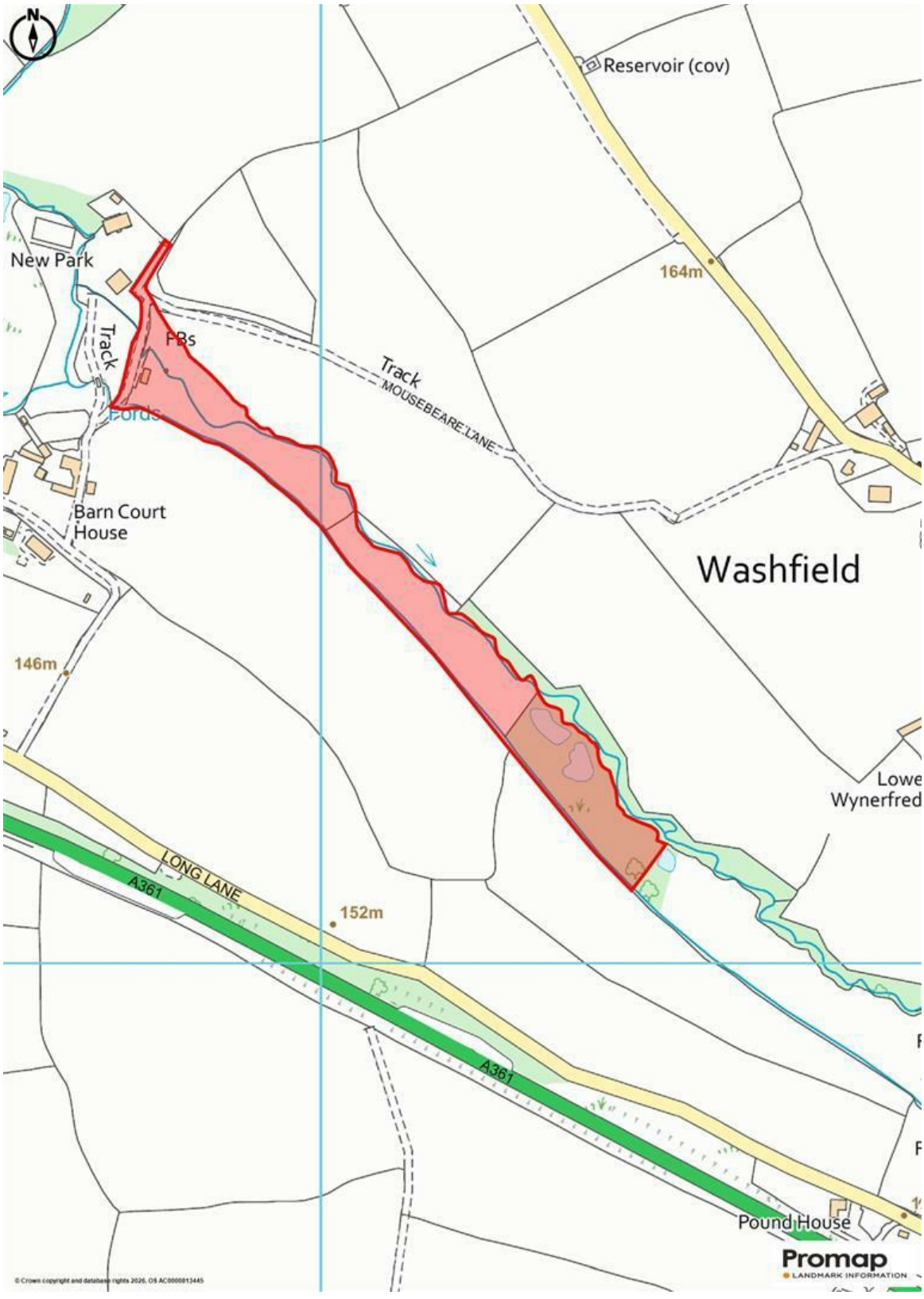
Follow this lane down, passing Barn Court and at a fork in the lane, bear right here and the land will be found on the right after the ford.

WHAT3WORDS
///haystack.will.century

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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