

STAGS

Land near Mouseberry Cross , East Worlington, Crediton, Devon EX17 4SR

A level and gently sloping block of pasture and culm grass land with direct road access

Witheridge 3.7 miles - A361 (Moortown Cross) 4.9 miles - South Molton 7.5 miles

• Level & Gently Sloping Farm Land • 56.39 Acres (22.82 Hectares) • Direct Road Access • Mains Water Connected • Accessible Location • For Sale by Private Treaty • FREEHOLD

Guide Price £415,000

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

SITUATION

The land is situated in an accessible location, within the parish of East Worlington in North Devon and a short distance from Gidley Cross on the B3137 which links Witheridge and South Molton. Access to the A361 (North Devon Link Road) at Moortown Cross is 4.9 miles to the north-east and from here the market town of Tiverton and the M5 are accessible.

The small village of Meshaw is 2.1 miles to the north and the larger village of Witheridge is 3.7 miles to the south-east. The market town of South Molton which has a weekly livestock market is 7.5 miles to the north.

DESCRIPTION

The land comprises a mixed block of level and gently sloping grass land, together with some rush pasture and culm grass land which runs down to a stream known as Huntacott Water on the northern boundary. In total the land extends to 56.39 acres (22.82 hectares) and lies at about 200 metres above sea level.

There are eleven enclosures in total and the roadside fields are productive and have been used for grazing and hay and silage production. One of these fields includes an historic burial mound (tumuli).The lower (northern) fields are more suited to grazing and include some rush pasture and culm grassland which is suitable for summer grazing.

The soils are described as slowly permeable seasonally wet acid loamy and clayey soils and the land is classified as Grade 4.

ACCESS

There is direct access to the public highway which forms the southern boundary.

SERVICES

There is a mains water supply (metered) connected.

METHOD OF SALE

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

TENURE

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

DESIGNATIONS & LAND MANAGEMENT

The land is within a Nitrate Vulnerable Zone (NVZ) and is currently managed within a Sustainable Farming Incentive (SF) scheme which ends on the 31st January 2027.









LOCAL AUTHORITY
North 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 land.

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

VIEWING
Please call 01769 572263 or email: farms@stags.co.uk to arrange a viewing appointment.

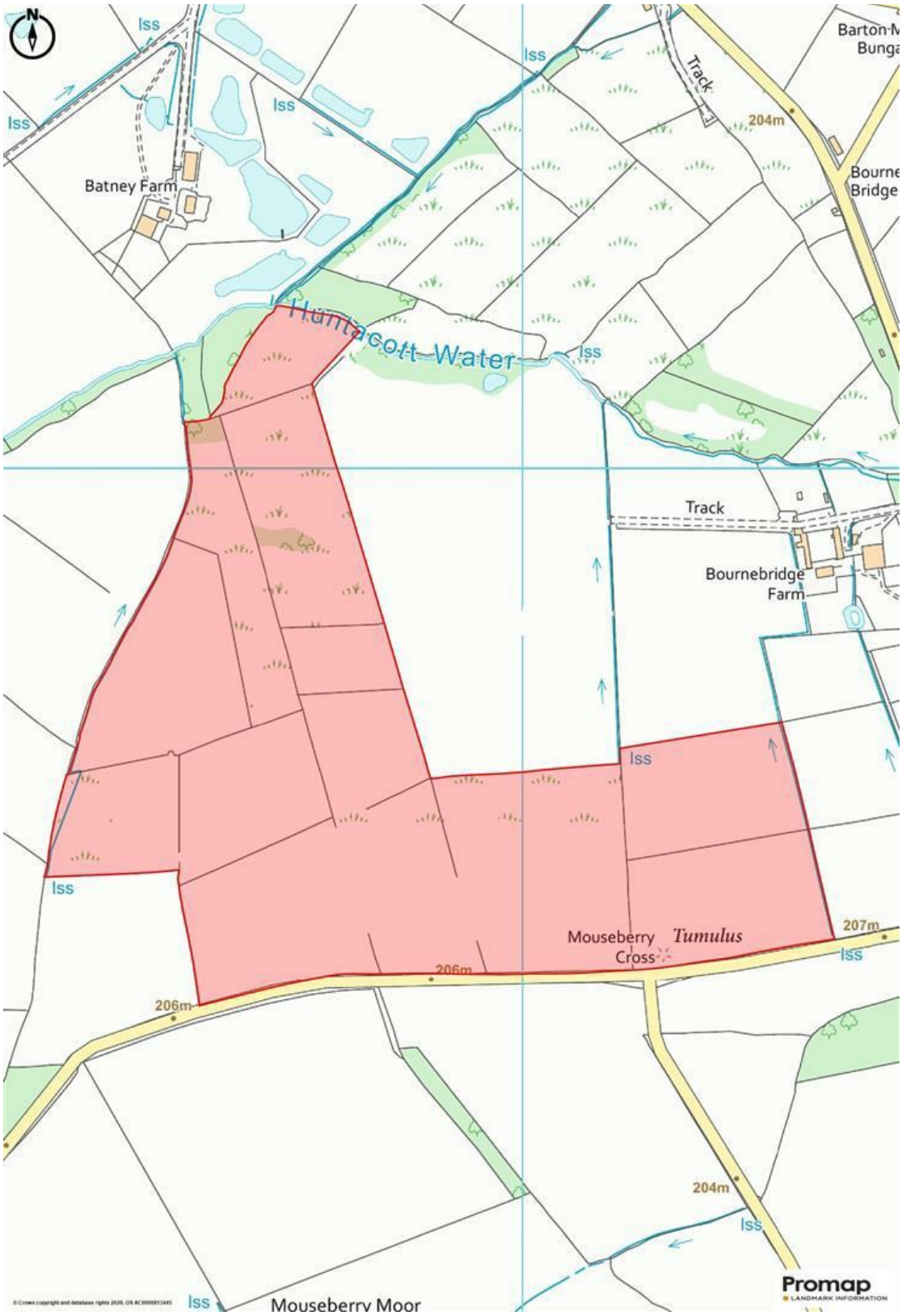
DIRECTIONS
From Gidley Cross on the B3217 between Meshaw and Witheridge proceed west signed towards Chulmleigh and Chawleigh. After 0.5 miles at Burrow Cross, proceed straight across. The land will be found on the right after 0.3 miles, opposite Mouseberry Cross.

WHAT3WORDS
\\\ saves.unlisted.iron

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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