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Woodland Off The A377,
Burrington, Umberleigh, EX37 9NF

An attractive block of mature broadleaved woodland
overlooking the Taw Valley

Burrington 3 miles Umberleigh 6 miles South Molton 10 miles

• Attractive Mixed Woodland • Road Frontage • Accessed off the A377 •
About 6.75 Acres •

Guide price £35,000

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Situation and Description

This attractive block of woodland lies in the the stunning Taw Valley, above the A377 and Tarka Line that run through the valley between Barnstaple and Exeter.

The woodland extends to about 6.75 Acres and comprises an attractive mixed wood of mainly broadleaved trees including oak, ash and beech. The woodland is generally sloping with an easterly aspect and frontage onto the A377 along the eastern boundary where there are also what remains of two former quarries.

A stream water course runs through the woodland.

Access

Access is directly off the A377 via a right of way over a wide track at the southern end of the plot.

Method of Sale

The woodland is offered for sale by private treaty in one lot.

Tenure and Possession

The woodland is owned freehold and is available with vacant possession upon completion.

Sporting and Mineral Rights

The sporting and mineral rights in so far as they are owned are included in the sale.

Wayleaves and Rights of Way

The property is sold subject to and with the benefit of wayleave agreements in respect of electricity or telephone poles, wires, stays, cables etc, or any water or drainage pipes etc, either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways.

Plans and Boundary Fences

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



Viewing

Strictly by prior appointment only. Please contact Stags (01769 572263) prior to viewing. Viewing is with full particulars and a land plan to hand during daylight hours only.

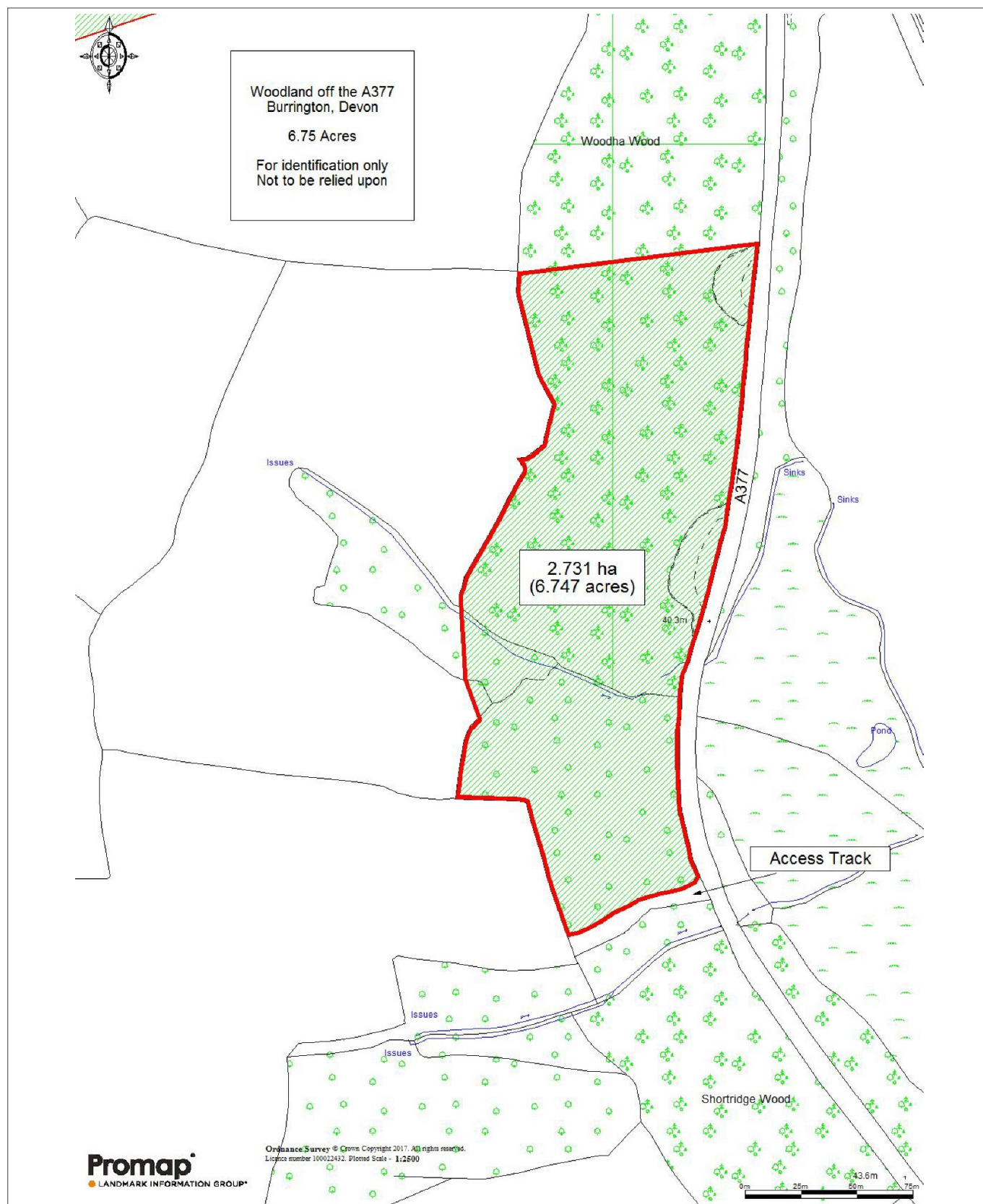
Directions

From Umberleigh proceed south on the A377 towards Crediton and Exeter. Stay on this road for about 6 miles, passing Portsmouth Arms Saw Mill and Railway Station and the wide access track to the plot will be found on the right.

Additional Land

Further pasture land amounting to about 8 Acres may be available by separate negotiation. For further information please contact the selling agents.





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