



Land near Wadham Cross LOT 2 , Knowstone, South Molton,
Devon EX36 4RS

A mixed block of grass land and moor with views
towards Exmoor

Knowstone 1.3 miles - South Molton 7.5 miles A361 2.6 miles

• BEST AND FINAL OFFERS TO BE RECEIVED BY 12:00 MIDDAY ON WEDNESDAY 14th
JULY. • 41.29 acres (16.71 hectares) • Direct Road Access • Views Towards
Exmoor • Natural Water • For Sale by Private Treaty • Additional Land Lot Available

Guide Price £235,000

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

SITUATION

The land lies in an accessible part of north Devon, near to Wadham Cross on the B3227 and approximately 1.3 miles north-west of Knowstone

The market town of South Molton lies 7.5 miles to the west with the small town of Bampton 9 miles to the east. The A361 (North Devon Link Road) can be accessed within 2.6 miles.

DESCRIPTION

LOT 2 totals 41.29 acres (16.71 hectares) and includes three grass fields and a small area of moor / rough grazing land towards the south-eastern boundary.

Two of the grass fields are gently sloping with a north and west facing aspect and the third field is steeper with a south-facing aspect. The field boundaries are traditional hedge banks, some with mature boundary trees.

The rough grazing / moor land totals approximately 4.40 acres and runs down to a stream on the southern boundary.

There are views towards Molland Common, East Anstey Common and West Anstey Common within the Exmoor National Park.

ADDITIONAL LAND LOT AVAILABLE

LOT 1 extends to approximately 32.27 acres (13.06 hectares) and comprises a productive grass field and an area of moor land adjoining Luckett Moor.

The grass field totals 8.48 acres and is gently sloping with a north-facing aspect and views towards Exmoor. Within the south-western boundary is a part dilapidated agricultural building measuring 11.03m x 5.40m).

The moor land is an area suited to rough grazing and conservation with a stream flowing along the south-eastern boundary.

ACCESS

There is direct access to the land from a council maintained road.

SERVICES

There are no mains services connected to the land. Natural water is available from a stream.

METHOD OF SALE

BEST AND FINAL OFFERS TO BE RECEIVED BY 12:00 MIDDAY ON WEDNESDAY 14th JULY.



TENURE

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

BASIC PAYMENT SCHEME (BPS)

The land is registered for entitlements under the Basic Payment Scheme. The entitlements will be made available to the purchaser upon request.

The payment for the 2021 scheme year will be retained by the seller.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ) and is classified as Grade 3 and 4. The soils are described as a mixture of freely draining slightly acid loamy soils and slowly permeable seasonally wet acid loamy and clayey soils.

LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.
(www.northdevon.gov.uk).

SPORTING AND MINERAL RIGHTS

The sporting rights are reserved from the sale. The mineral rights insofar as they are owned are included in the sale.

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.

LAND PLAN

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

VIEWING

All viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: south-molton@stags.co.uk to arrange an appointment.

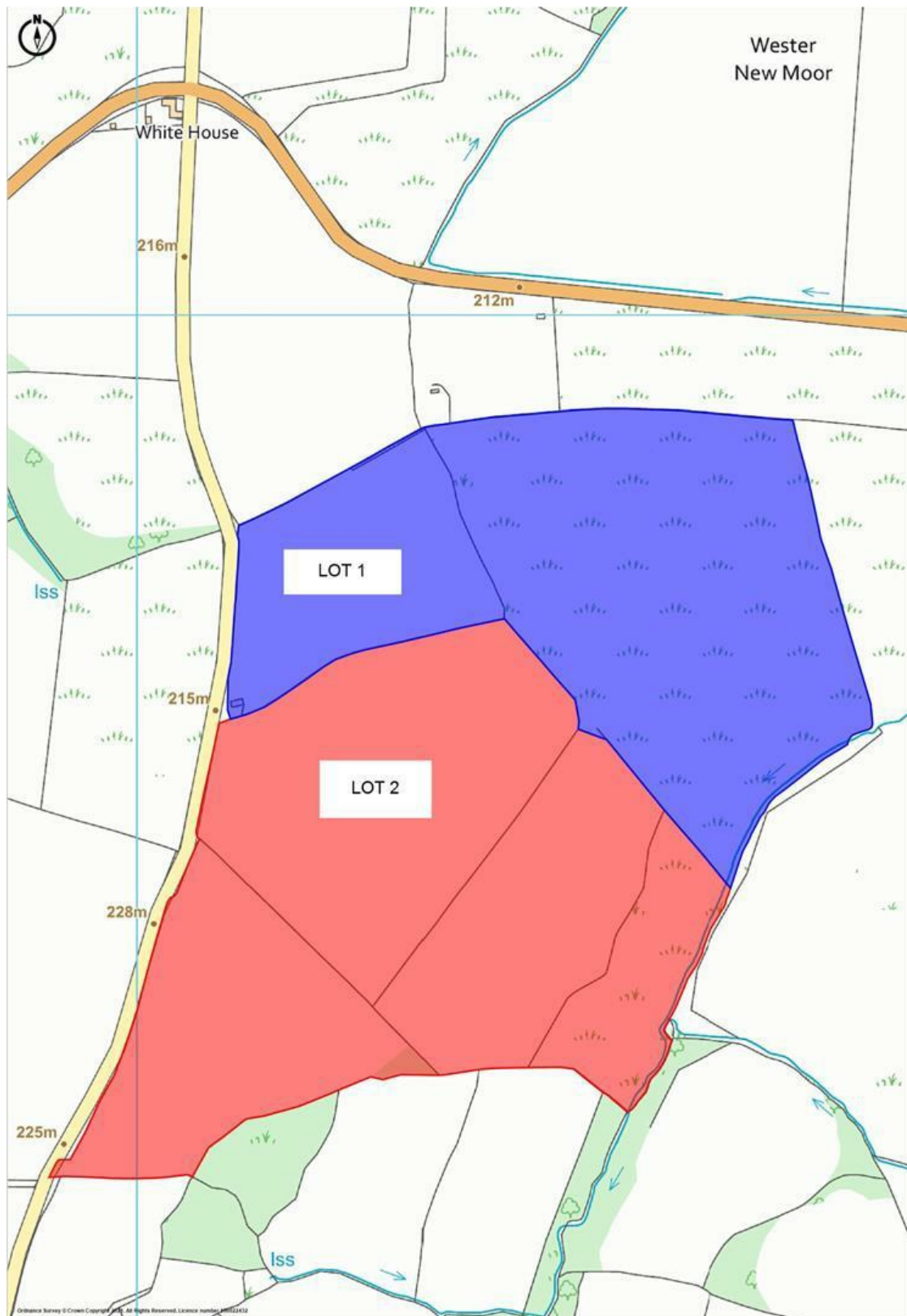
DIRECTIONS

From the Bish Mill roundabout on the A361, east of South Molton, proceed in an easterly direction towards Tiverton and after 1.25 miles turn left at Hayne Cross towards Bampton and Dulverton. Continue on this road for approximately 3.8 miles and turn right signposted towards Knowstone. The land will be found on the left after approximately 500 yards.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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