



Land near South Yeo Cross , Poughill, Crediton, Devon EX17 4BD

A compact block of pasture land with direct road access near Poughill in Mid Devon

Cheriton Fitzpaine 1.5 miles - Crediton 7 miles - Tiverton 9 miles

• Grass Land for Grazing • 19.93 Acres (8.06 Hectares) • Direct Road Access • Views over Surrounding Countryside • Available as a Whole and in Lots • For Sale by Private Treaty • FREEHOLD

Guide Price £145,000

01392 680059 | farms@stags.co.uk

SITUATION

The land lies in rural Mid Devon, approximately 0.5 miles to the south-east of Poughill and 1.5 miles north of the village of Cheriton Fitzpaine. The market town of Crediton lies 7 miles to the south-west and Tiverton is 9 miles to the north-east, from where there is access to the A361.

DESCRIPTION

The land comprises a compact block of grass land which totals 19.93 acres (8.06 hectares) which lies at between 110 and 140 metres above sea level. The land is within four enclosures and has been used for grazing livestock, with direct access to the public highway on the eastern boundary.

The soils are described as being freely draining slightly acid loamy soils and the land is classified as grade 3 and 4.

The land is available to purchase as a whole or a smaller area is available to purchase as Lot 1.

LOT 1

LOT 1 comprises the two roadside fields which total approximately 11.44 acres. The guide price for LOT 1 is £85,000.

SERVICES

There are no services connected to the land.

ACCESS

There is direct access to the land from the public highway with a gate on the eastern boundary.

METHOD OF SALE

The land is offered for sale by private treaty and is either available as a whole or in lots.

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 not within a Nitrate Vulnerable Zone (NVZ) and is not currently within any Land Management agreements.

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 land.

BOUNDARY PLAN

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

VIEWING

Please call 01392 680059 or email: farms@stags.co.uk to arrange a viewing appointment.

DIRECTIONS

From the village of Poughill, proceed in an easterly direction on the road named East End and upon reaching the next T Junction (South Yeo Cross), turn right. Continue for 0.1 miles and the gateway into the land will be found on the right.

WHAT3WORDS

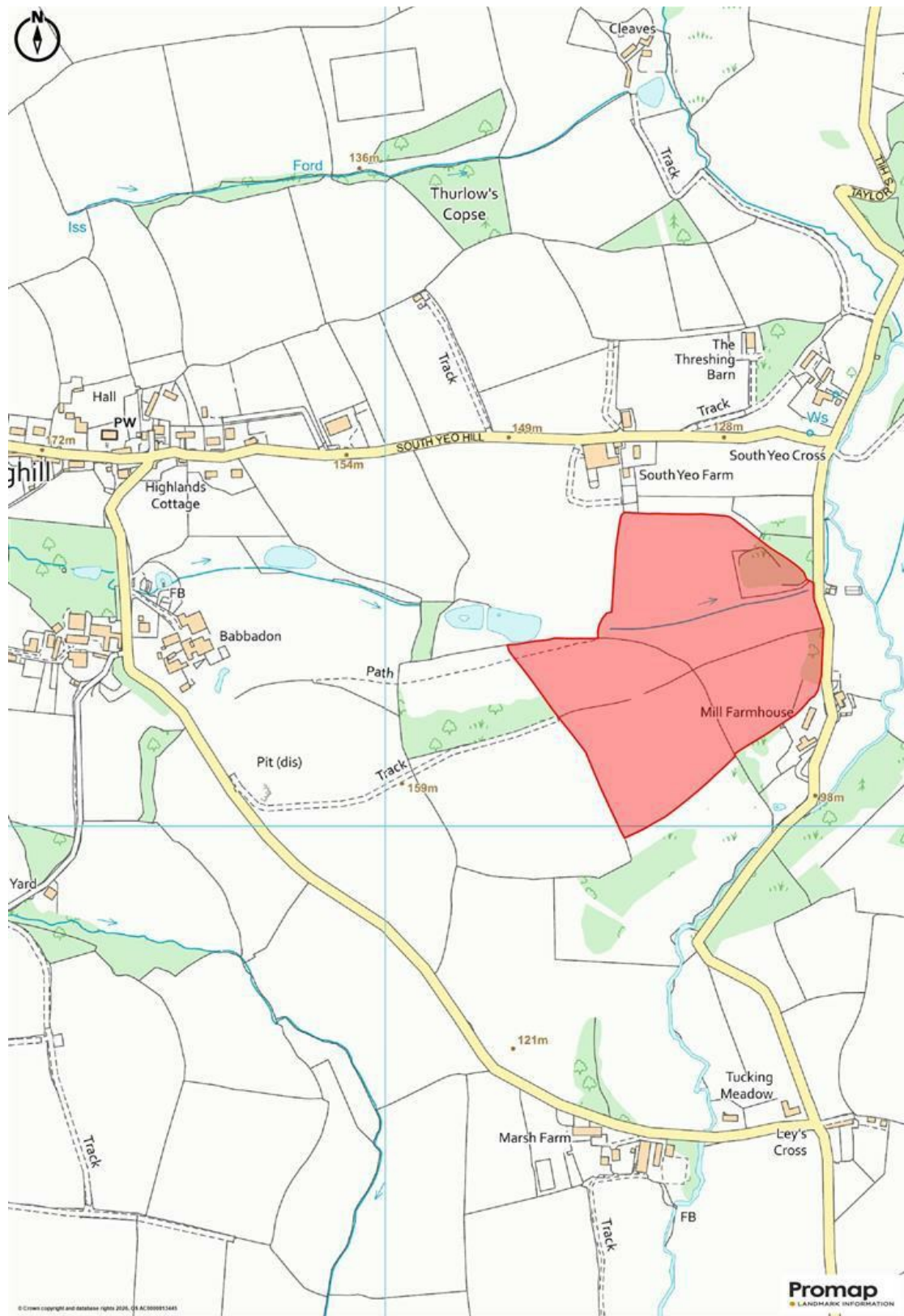
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DISCLAIMER

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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