



Land at Temple Farm , Templeton, Tiverton, Devon EX16 8BL

South-facing grass land with direct road access and fine views over the surrounding Mid Devon countryside

Templeton 0.1 miles - Withleigh 2.5 miles - Tiverton 4.5 miles

• South Facing Farm Land • 18.14 Acres (7.34 Hectares) • Direct Road Access • Productive Pasture • Small Area of Woodland • For Sale by Private Treaty • FREEHOLD

Guide Price £155,000

01392 680059 | farms@stags.co.uk

SITUATION

The land lies on the southern edge of Templeton, a small settlement in Mid Devon approximately 4.5 miles to the west of the market town of Tiverton. From Tiverton the A361 provides access to the M5 motorway (Junction 27). The village of Witleigh is approximately 2.5 miles to the south-east of the land.

DESCRIPTION

The land comprises a ring-fenced block of approximately 18.14 acres (7.34 hectares) which is south-facing and lies at about 225 metres above sea level.

There are three grass fields which have been used for grazing during recent years but would also suit mowing for silage or haylage. There are fine views over the surrounding Mid Devon landscape and against the southern boundary there are two small areas of young deciduous woodland totalling just over 2 acres.

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

ACCESS

There is access to the land from the public highway on the western boundary.

SERVICES

The water supply to the land is from a borehole which also supplies Temple Farm. The purchaser of the land will be permitted to use this borehole water supply for 6 months from the completion date (subject to the purchaser paying for all water consumed at the prevailing South West Water rate) after which the purchaser will need to make their own arrangements for water.

TENURE

The land is owned freehold and is registered on the Land Registry.

The land is currently let under a grazing licence which terminates on the 31st March 2026.

METHOD OF SALE

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

ADDITIONAL LAND AVAILABLE TO GRAZE

Some of the adjoining fields may be available to rent / graze. Please contact Stags for further information.

DESIGNATIONS & LAND MANAGEMENT

The land does NOT lie within a Nitrate Vulnerable Zone (NVZ).

The land is not currently entered within any land management schemes or agreements.



LOCAL AUTHORITY

Mid Devon District Council.

SPORTING AND MINERAL RIGHTS

The sporting mineral rights insofar as they are owned are included with the freehold.

The sporting rights are excluded from 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.

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

Viewings are strictly by prior appointment. Please call 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From Tiverton, take the Rackenford Road towards Calverleigh,

take the first exit on the roundabout and stay straight for approximately 1.7 miles, passing the Rose & Crown Inn and entering Calverleigh. Fork left just after the post box on the right, continue up the hill and stay on this road until reaching the crossroads at Templeton.

Turn left signed towards Templeton and continue for approximately 0.5 miles, passing through Templeton and the entrance gate into the land will be found on the left.

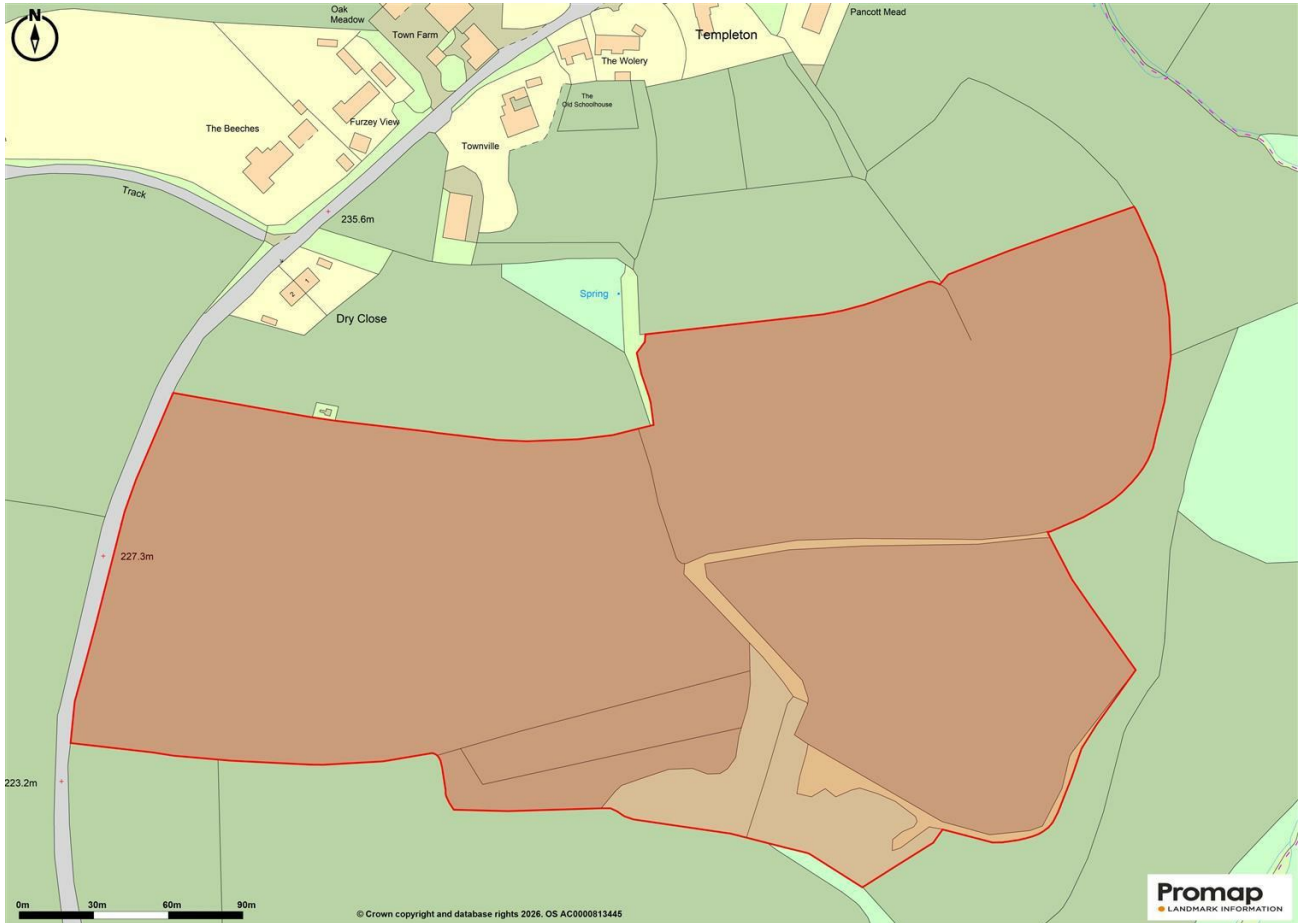
WHAT3WORDS

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DISCLAIMER

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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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