



Land near Butterleigh , Butterleigh, Cullompton, Devon EX15 1PR

A very gently sloping grass paddock within walking distance of Butterleigh

Cullompton 3.1 miles - Tiverton 4.9 miles - Exeter 13.5 miles

• Gently Sloping Farm Land • 4.57 Acres (1.85 Hectares) • Access to a Bridleway • Mains Water • For Sale by Private Treaty • FREEHOLD

Guide Price £70,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is situated a short distance to the south-east of the village of Butterleigh in Mid Devon, which has The Butterleigh Inn pub, a village hall and church. The town of Cullompton is 3.1 miles to the east, near to which is access to the M5 motorway at Junction 28.

The market town of Tiverton is 4.9 miles to the north and the city of Exeter is 13.5 miles to the south.

DESCRIPTION

The field is known as Little Shelley and comprises a gently sloping grass paddock which totals approximately 4.57 acres (1.85 hectares).

The land is enclosed by traditional hedge boundaries and has been used most recently for grazing sheep, although it would also be suitable for grazing horses and there is direct access on to a bridleway.

The land lies at about 120 metres above sea level and is classified as grade 3, with the soils being described as slightly acid loamy soils.

ACCESS

Access to the land is over Shutelake Lane which adjoins the

land on the eastern boundary. There is a right of way on foot and by motor vehicles and for all agricultural purposes at all times.

SERVICES

There is currently a mains water supply to the land (metered).

TENURE

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

METHOD OF SALE

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

DESIGNATIONS & LAND MANAGEMENT

The land is not within a Nitrate Vulnerable Zone (NVZ) and there are no active 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

Viewings are strictly by appointment. Please contact Stags (01392 680059 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From Butterleigh, with the Butterleigh Inn on your left, continue on this road for 0.4 miles and upon reaching East Butterleigh Cross, turn right towards Cullompton and Bradninch. Continue for 0.1 miles and turn right (signed public bridleway).

The entrance gate into the land will be on the right after 0.3 miles.

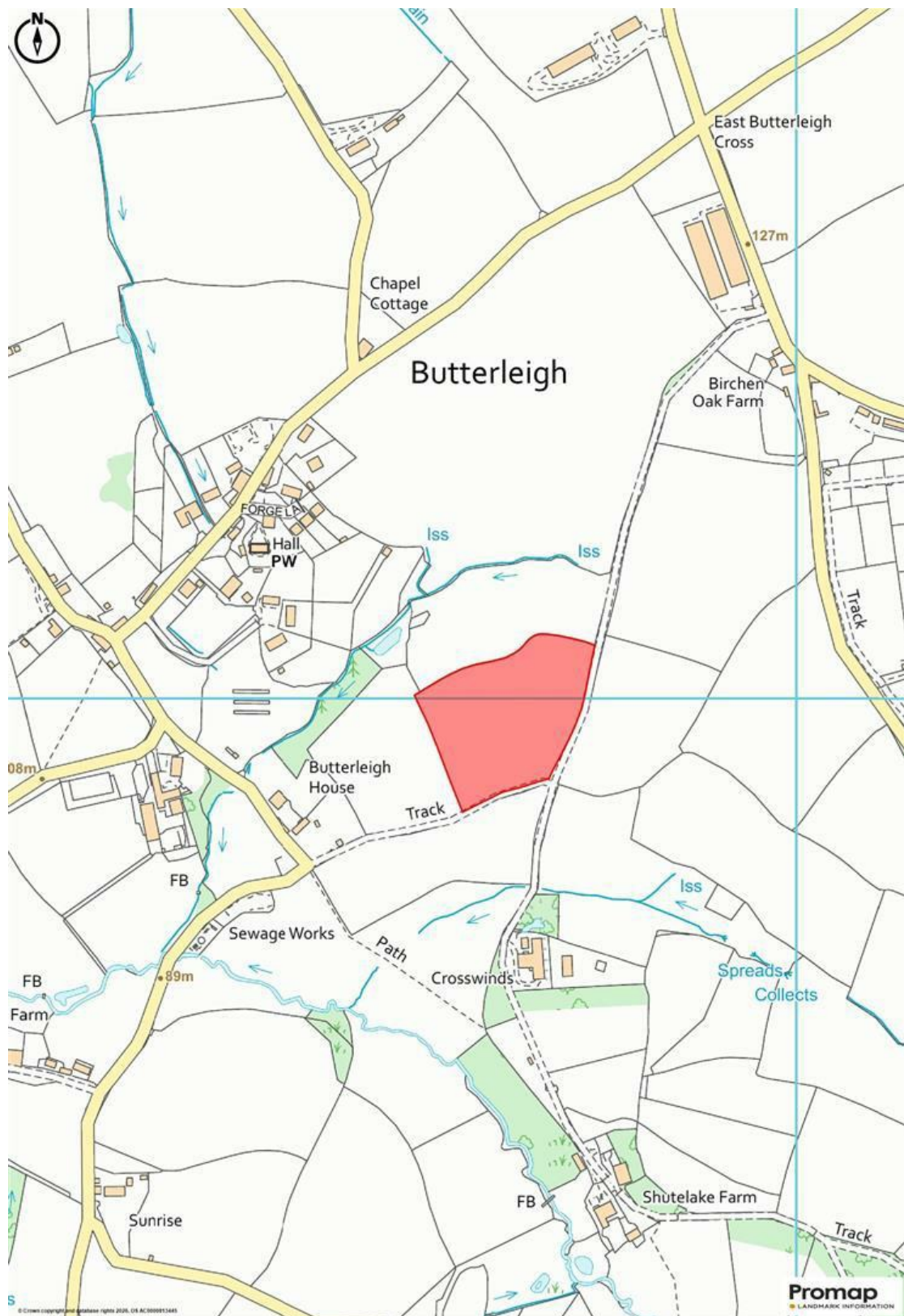
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DISCLAIMER

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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