

STAGS

Land off Old Village Road , Willand, Cullompton, Devon EX15 2RD

About 6.5 acres of pasture with stream frontage

Willand 0.5 mile - Cullompton 2.8 miles - Tiverton 6.5 miles

• For Sale by Private Treaty • 6.5 acres of pasture • Stream frontage • Suitable for grazing and mowing • Freehold • Direct Road Access

Guide Price £90,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is situated to the east of Willand village. The village offers a primary school, Spar/petrol station and sports/tennis club.

There are good road links to the B3181, which links to Cullompton to the south about 2.8 miles, where the M5 motorway can be accessed. To the north Junction 27 on the M5 motorway is about 3.6 miles.

Cullompton provides the surrounding area with suitable services and amenities to support a busy local population.

DESCRIPTION

The land comprises a single level pasture field which extends to about 6.5 acres, suitable for the grazing of livestock and production of grass silage and hay crops.

The field is bordered to the east by a side stream of the River Culm. The remaining boundaries are mature hedges.

The soils are described as loamy and clayey floodplain soils with naturally high groundwater resulting in some seasonal flooding on part of the field.

Along the stream there are patches of Himalayan balsam.

SERVICES

No services connected. Natural water available.

ACCESS

Direct access to the public highway

TENURE AND POSSESSION

Freehold with vacant possession on completion.

SCHEMES

BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

DESIGNATIONS

The land is located in a Nitrate Vulnerable Zone.



LOCAL AUTHORITY
Mid Devon District Council / www.middevon.gov.uk

SPORTING AND 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.

PLANS & BOUNDARY FENCES
A plan which is not to scale, is included with these sale particulars for identification purposes only.
The vendor shall not be called upon to define the ownership of boundary fences.
The Vendor will own and maintain the gateway between points A to B.

VIEWING
By appointment only. Please contact Stags Farm Agency on 01392 680059.

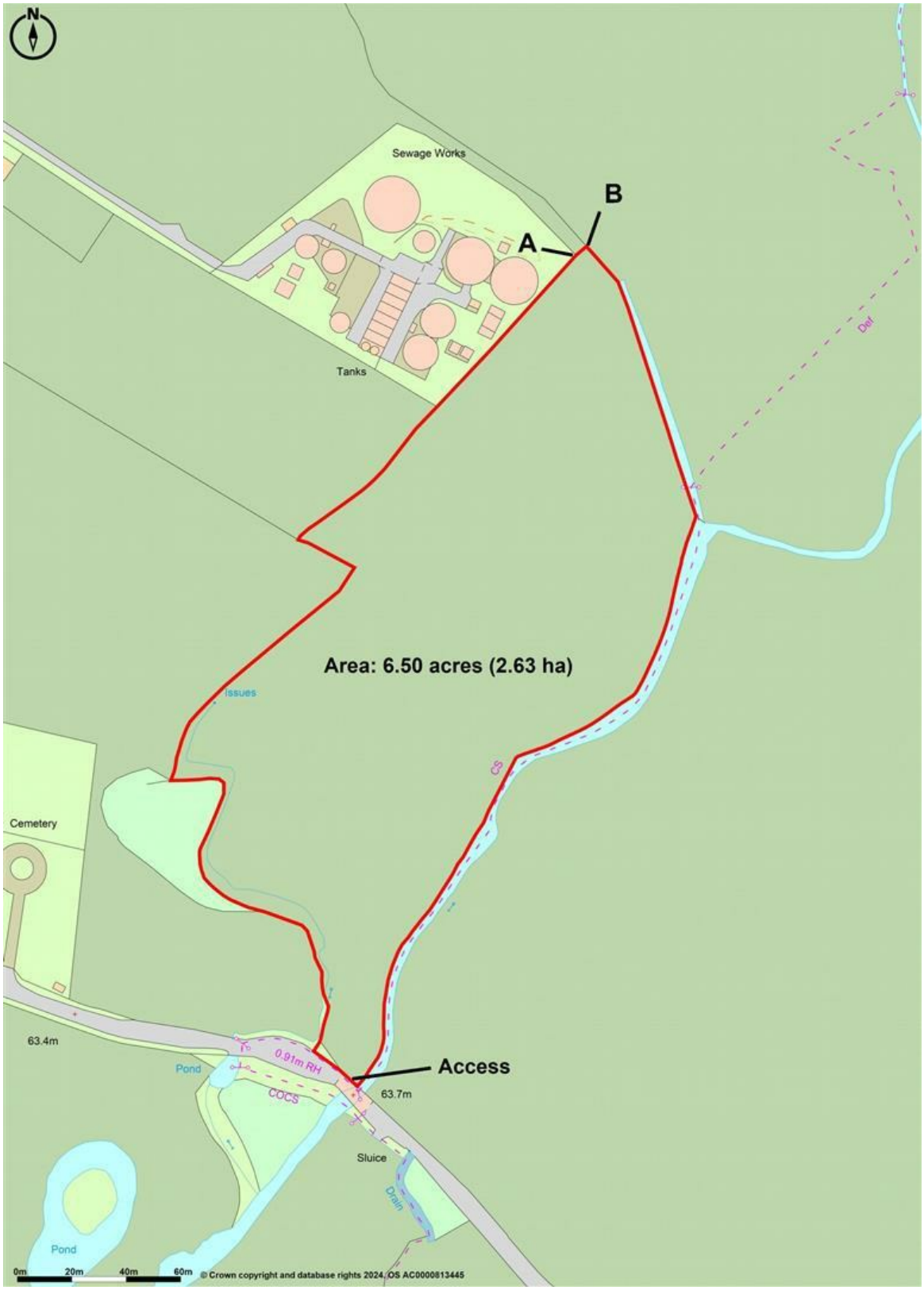
WARNING
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock.

DIRECTIONS
Approaching Willand from the South and by the B3181 take the first right immidiately after the Esso fuel station onto Willand Old Village. At the first junction turn right signposted Cemetery. Follow Old Village Road past the cemetery and continue for another 50 yards before arriving at the entrance to the land on the left.
What3words///mixer.series.wants

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





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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.