



Land at Higher Berry Farm , Clyst St. Lawrence, Cullompton, Devon EX15 2NW

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An accessible paddock extending to approximately 1.5 acres with good hacking routes.

Broadclyst 5.3 Miles - Cranbrook 5.8 Miles - Cullompton 7.5 Miles - Exeter 10 Miles

- For sale by private treaty
- 1.5 acre paddock
- Close to Ashclyst Forest
- Good access to Broadclyst, Cullompton & Exeter
- Road Frontage
- Freehold

Guide Price £45,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## **SITUATION**

The land is positioned in an accessible rural location close to the Hamlet of Clyst St Lawrence in East Devon. The larger village of Clyst Hydon is approximately 3 miles to the north and provides local amenities including a community pub, village church and primary school. The B3181 is within easy reach and provides direct access to Cullompton, Broadclyst, Pinhoe and Exeter.

The popular Ashclyst Forest is less than 1 mile away and provides excellent hacking and riding routes.

## **DESCRIPTION**

The land at Higher Berry Farm extends to approximately 1.57 acres of level pastureland within a single enclosure and presents an opportunity to acquire a useful paddock in a popular area of East Devon. The land is enclosed by mature hedgerows and post and wire fencing. The property is bordered by residential property to the east, further agricultural land and abuts the road to Clyst St Lawrence to the South.

The land is classified as grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as slightly acid and loamy soils mostly suited to grass production.

## **METHOD OF SALE**

The land is offered for sale by private treaty.

## **SERVICES**

We understand that no mains services are connected. Prospective purchasers should rely on their own enquiries as to the availability of any future connections.

## **TENURE & POSSESSION**

Freehold with vacant possession on completion.

## **RESTRICTIVE COVENANT**

The property will be sold subject to a restrictive covenant which restricts the use of the property to agricultural and equestrian purposes only.

## **DESIGNATIONS AND LAND MANAGEMENT**

The land is not entered into any Environmental Schemes. The land is within a Nitrate Vulnerable Zone (NVZ).



## **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. There are no public rights of way crossing the land.

## **PLANS & BOUNDARY FENCES**

A plan which is not to scale, is included with these sale particulars for identification purposes only. The incoming purchaser will be responsible for erecting a new boundary fence between points A & B on the sale plan within 4 weeks of completion. The vendor will retain ownership and ongoing responsibility for the east boundary hedge, identified with T marks on the sale plan.

## **VIEWING**

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email [farms@stags.co.uk](mailto:farms@stags.co.uk)

## **DIRECTIONS**

From Exeter, join the B3181 and cross over the M5 motorway bridge, follow the road towards Broadclyst and turn right into Dog Village. Continue along the road past The New Inn Pub for approximately 2.5 miles and turn left onto Shutter Water Road. Follow the road for 0.7 miles and turn left onto Stooke Bridge Road. Follow the road for approximately 1.7 miles and the land will be found on the left hand side identified by the Stags For Sale board.

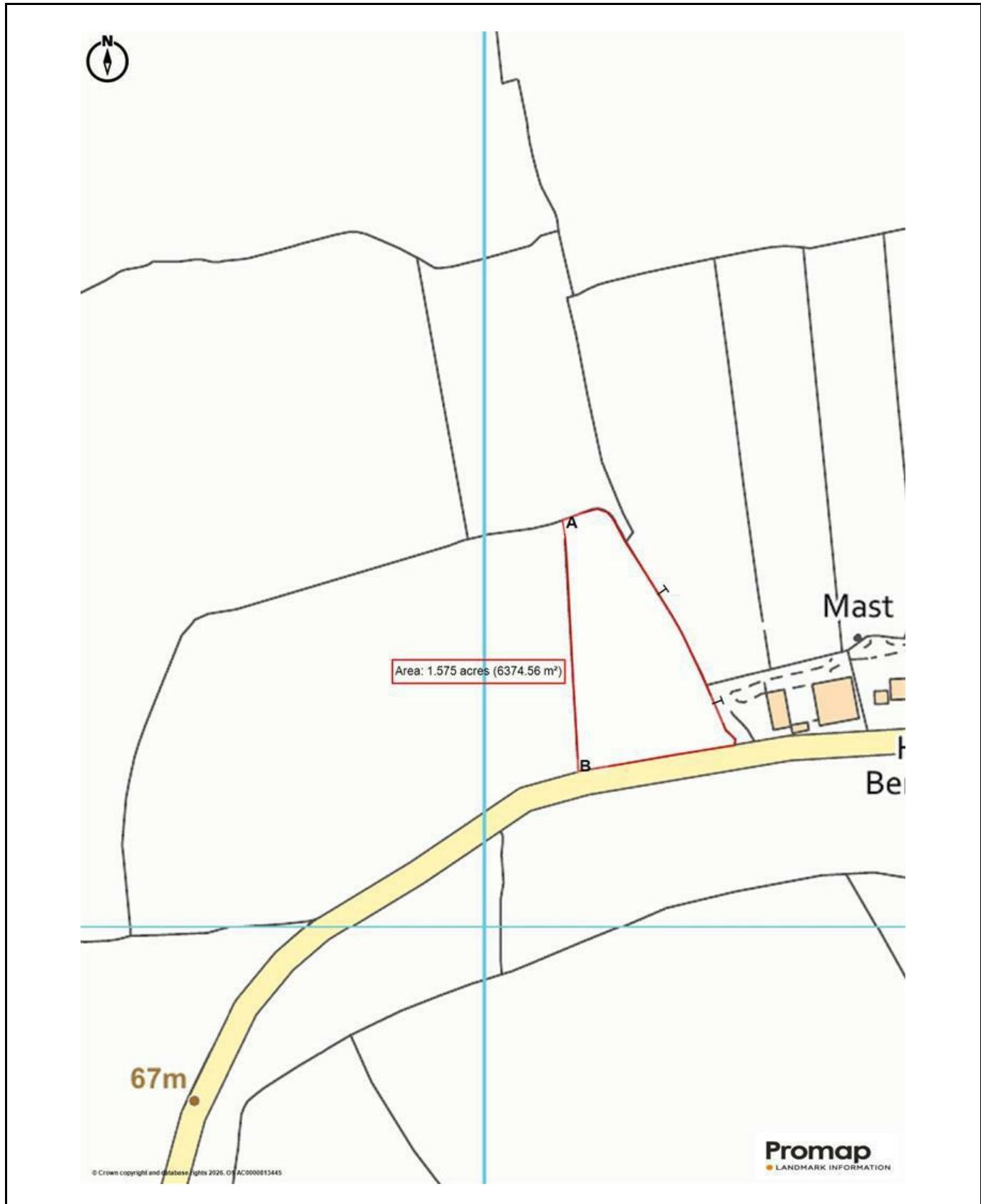
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## **DISCLAIMER**

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





@StagsProperty

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.