



Land behind Meadowsweet , Holcombe Rogus, Wellington,  
Somerset TA21 0PU

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Three level pasture fields positioned on the edge  
of Holcombe Rogus.

Holcombe Rogus 0.4 miles - M5 (J27) 3.2 miles - Wellington 6 miles

• Attractive Grass Land near the Village • 7.09 Acres (2.87 Hectares) • Mains  
Water • Road Access • Mature Deciduous Boundary Trees • For Sale by  
Private Treaty • FREEHOLD

Offers In Excess Of £110,000

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## SITUATION

The land is situated on the edge of the village of Holcombe Rogus, within Mid Devon (although with a Somerset postcode). The M5 (Junction 27) lies 3.2 miles to the south and the villages of Westleigh (1.1 miles) and Burlescombe (2.3 miles) are to the south east of the land. The Somerset town of Wellington is 6 miles to the north-east.

## DESCRIPTION

The land comprises three grass fields with attractive mature boundary trees and is positioned on the edge of the village. In total there are approximately 7.09 acres (2.87 hectares) and all three fields are level and have been used for grazing most recently.

The land is classified as Grade 3 and the soils are described as being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

## SERVICES

Mains water is connected (metered).

## ACCESS

There is access to the public highway via a right of way at all times and for all purposes, with or without vehicles. Part of the access will included with the sale of the land.

## METHOD OF SALE

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

## TENURE

The land is owned freehold and is not registered on the Land Registry but the process of first registration has commenced. Vacant possession will be available from the completion date.

## DESIGNATIONS & LAND MANAGEMENT

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

## LOCAL AUTHORITY

Mid Devon District Council.

## 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 passing through the land.

## BOUNDARY PLAN

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

## VIEWING

Strictly by prior appointment with Stags. Please call: 01392 680059 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From the centre of Holcombe Rogus, continue south towards Sampford Peverell. After approximately .3 miles, just after passing the sign 'Whitebrook' on your left, the entrance to the land will be found on the left (there is a red sign - no parking private road).

## WHAT3WORDS

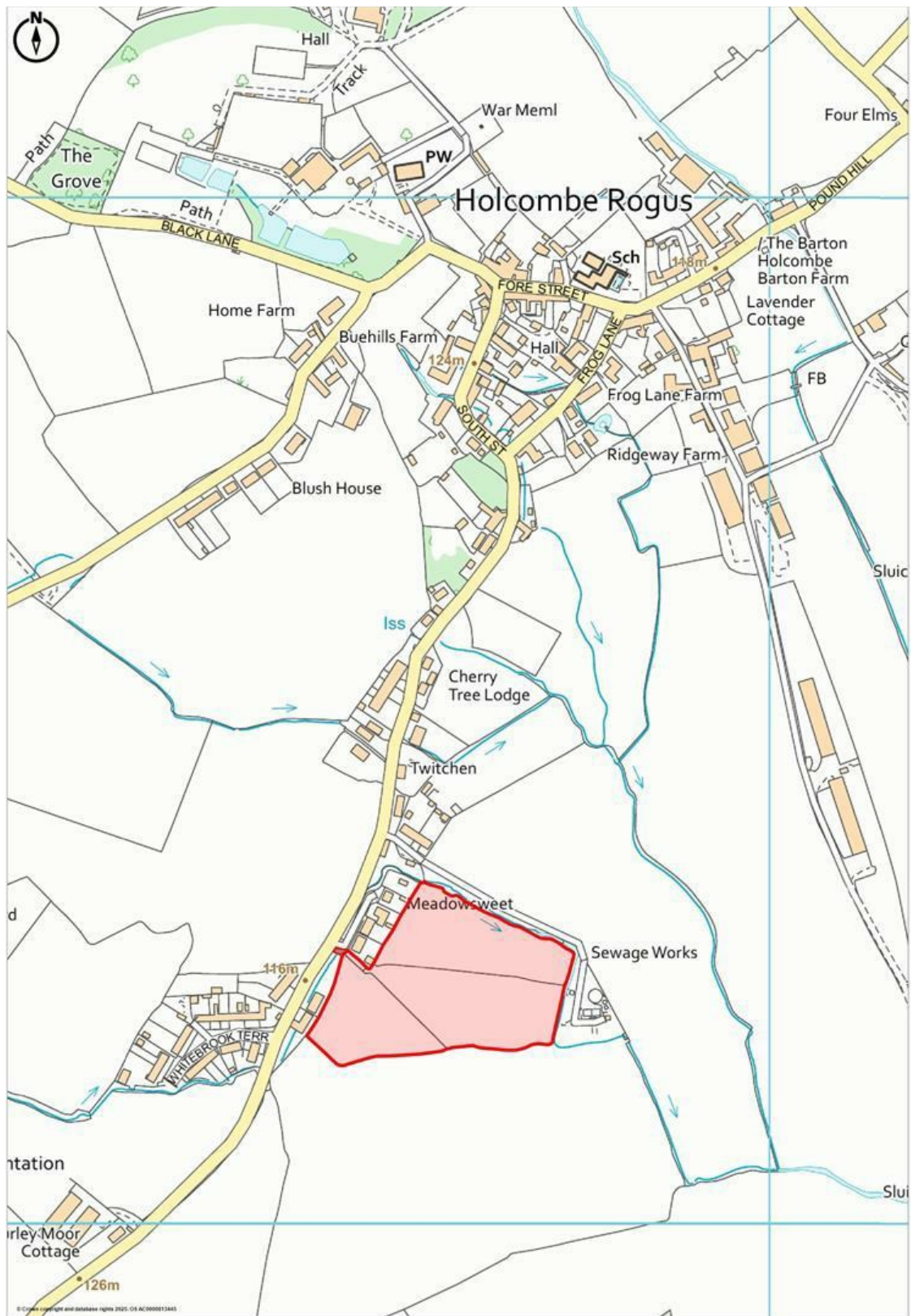
Reference/// mango.nibbled.buildings

## 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.