



Land on Butcombe Lane , Morchard Bishop, Crediton, Devon
EX17 6RX

An undulating mixture of productive grass land and
woodland running down to a stream

Morchard Bishop 2.5 miles - Copplestone 5 miles - Crediton 6.4 miles -
Witheridge 6.5 miles

• Productive Farm Land & Mixed Woodland • 39.23 Acres (15.88
Hectares) • Access to a Stream • Two Gates on to Concrete Lane • Views
over Open Countryside • For Sale by Private Treaty • FREEHOLD

Guide Price £325,000

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SITUATION

The land lies in rural Mid Devon, approximately 2.5 miles to the south-east of the village of Morchard Bishop and 5 miles to the north-east of Coplestone on the A377. The market town of CREDITON is 6.4 miles to the south and the village of Witheridge is 6.5 miles to the north. Tiverton is 15 miles to the east.

DESCRIPTION

The land comprises a mixture of productive grass land and woodland which lies at about 150 metres above sea level and extends in total to approximately 39.23 acres (15.88 hectares).

The grass land is all within one large field which totals 29.28 acres and has been used for mowing during recent years and has been grazed in the past. The land is undulating and has a mostly north-west facing aspect with two gateways onto Butcombe Lane.

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

The woodland totals approximately 9.95 acres and runs down to a stream on the north-west boundary. Tree species include beech, oak, ash, silver birch and holly and there is an abundance of flora on the woodland floor.

SERVICES

There are no services connected to the land.

ACCESS

Access to the land is via Butcombe Lane, a concrete lane which links to the public highway. The sellers and their family have used Butcombe Lane as the sole route of the access to the land since 1953 and during that time access has not been interrupted and no maintenance payment for the upkeep of the lane has been requested.

METHOD OF SALE

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

TENURE

The land is owned freehold and vacant possession is available from the completion date.

DESIGNATIONS

The land is not within a Nitrate Vulnerable Zone (NVZ) and is not within a Site of Special Scientific Interest (SSSI).

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

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

DIRECTIONS

From Crediton take the A3072 signposted towards Tiverton and take the first turning on the left signposted to Sandford. Before reaching Sandford turn left at West Lodge Cross, signposted to Newbuildings / Morchard Bishop and continue along this road, passing through the village of Newbuildings following signs to Morchard Bishop.

Continue for approximately 1.5 miles and at Spire Lake Cross turn right signposted to Black Dog. After approximately 1 mile

turn right onto Butcombe Lane (unsigned), continue for 0.8 miles and the land will be found on the left.

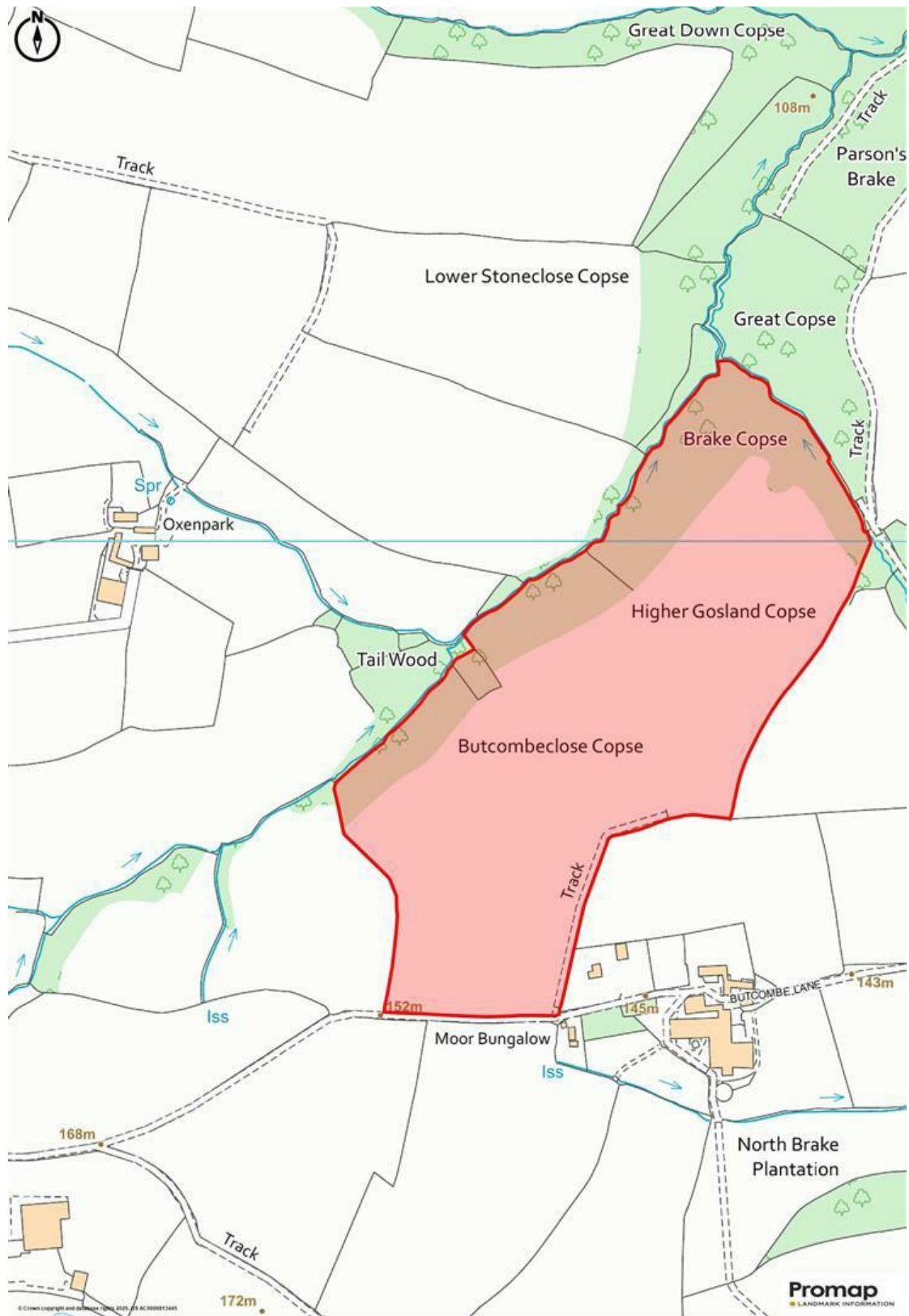
WHAT3WORDS

Reference /// reboot.union.albatross

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.