



Land opposite Philham Farm (LOT 2) , Chawleigh, Chulmleigh,
Devon EX18 7EQ

An appealing mixture of deciduous woodland with
a meadow adjoining a stream and a stone quarry.

Chawleigh 1.9 miles - Chulmleigh 3 miles - South Molton 11 miles

- Pasture & Woodland
- 2.87 Acres
- Direct Road Access
- Adjacent to a Stream
- Additional Land Available
- FREEHOLD

Offers In Excess Of £30,000

[01392 680059](tel:01392680059) | farmagency@stags.co.uk

SITUATION

The land lies approximately 1.9 miles to the north-east of Chawleigh on the border between North Devon and Mid Devon. The town of Chulmleigh lies 3 miles to the west, near to which is the A377 which links Barnstaple and Exeter.

The market town of South Molton is 11 miles to the north and provides a weekly livestock market (prime sheep) and Crediton is 14 miles to the south.

DESCRIPTION

LOT 2 totals 2.87 acres (1.16 hectares) and comprises an appealing mixture of deciduous woodland, a meadow adjoining a stream and a stone quarry. This lot is secluded and sheltered with road frontage along the western boundary and an existing access gate on to the public highway.

ADDITIONAL LAND AVAILABLE

LOT 1 totals 105.66 acres (42.76 hectares) and includes the modern farm buildings and the majority of the farm land which lies within five blocks all with direct access to the public highway.

SERVICES

There are no services connected to the land.

TENURE

The land is owned freehold and is registered on the Land Registry.

METHOD OF SALE

The land is offered for sale by private treaty.

DESIGNATIONS & LAND MANAGEMENT

The land is within a Nitrate Vulnerable Zone (NVZ) and is currently managed under a Countryside Stewardship agreement (Mid Tier).

LOCAL AUTHORITY

North Devon District Council and 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.

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 South Molton, head south on the B3137 and continue for approximately 7.3 miles. At Gidley Cross, turn right and follow this road for 3.5 miles. When you reach Stone Moor Cross turn left. The buildings within LOT 1 will be found on the right after 0.35 miles.

For LOT 2, continue on this road for 1.25 miles and the entrance gate will be found on the left.

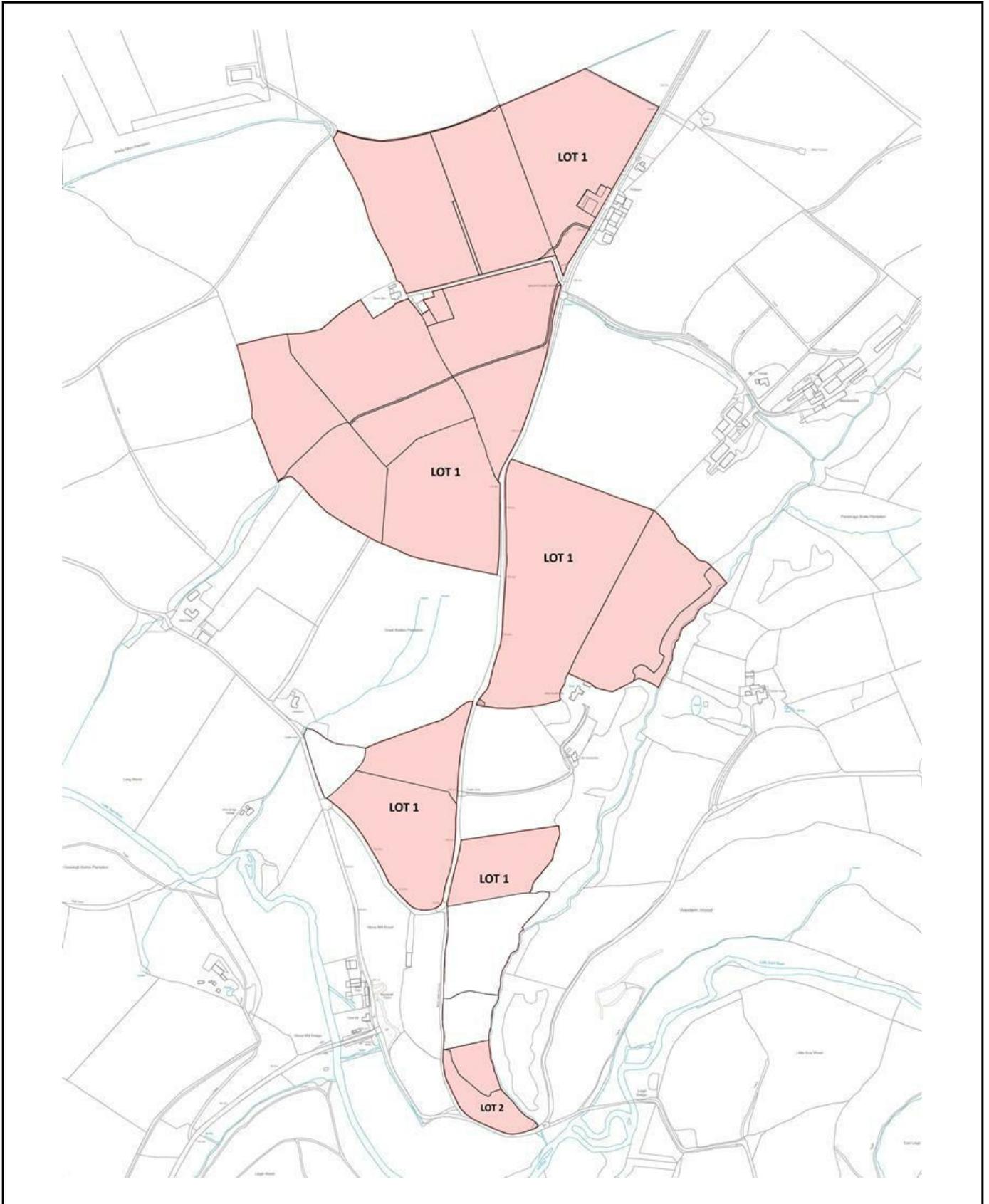
WHAT3WORDS

LOT 2 - dynamics.socks.sometime

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.