



The Paddock , Blackborough, Cullompton, Devon EX15 2HH

A private parcel of land with caravan, in a tranquil yet accessible setting, 0.42 acres

Tiverton 12 miles, M5 (J27)/Tiverton Parkway Station 6 miles, Exeter 16 miles

- Guide Price £75,000 - £85,000
- Set in 0.42 Acre
- Mains electricity
- Freehold

Auction Guide £75,000

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SITUATION

The quiet village of Blackborough, is located within the Blackdown Hills, an Area of Outstanding Natural Beauty. Brimming with charming acres of woodland and common land, the area has ample footpaths and bridleways for endless exploring.

Located between Uffculme and Kentisbeare, with amenities within easy reach. Uffculme, approximately 5 miles, offers a range of amenties, not limited to; village shop, church, pubs, and Uffculme School, as does Kentisbeare.

THE LAND

The land is approached via a country lane and is accessed via a gate. The site is currently divided into various sections with the top housing an existing caravan and two sheds with contents.

There is a certificate of lawfulness copies is available from us.

Bordered by woodland on one side and with fence boundaries. It is gently sloping in an elevated postion with rural views.

SERVICES

Mains electricity on site. No drainage.

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.

TENURE

Freehold and is available with vacant possession on completion.

VENDORS SOLICITOR

Helen Lock - Clarke Willmott, Blackbrook Gate, Blackbrook Park Avenue, Taunton, TA1 2PG
Telephone number - 0345 209 1101
Email - helen.lock@clarkewillmott.com

DIRECTIONS

From Junction 28 of the M5 motorway continue east along Honiton Road, A373. Continue for about 2 miles and turn left at Post Cross, signposted Kentisbeare and Blackborough. After approximately 1 mile and shortly before descending into the village fork right, signposted Blackborough and then right again. Continue into the village of Blackborough and at the T junction, just past Blackborough village hall turn left where the property will be found after a short distance on the right oppsite the church.





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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



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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.