



Leworthy Meadow & Barn , Chittlehampton, Umberleigh,
Devon EX37 9RD

An enclosed clear-span barn used for caravan
storage with an open yard and two grass paddocks

South Molton 3.5 miles - Umberleigh 4.5 miles - Barnstaple 9 miles

• Modern Barn (60' x 48') • 1.02 Acres (0.41 Hectares) • Well Water • Mains
Electricity • Two Grass Paddocks • For Sale by Private Treaty

Guide Price £150,000

01769 572263 | south-molton@stags.co.uk

SITUATION

Leworthy Meadow lies in an accessible location in North Devon, approximately 1.6 miles east of Chittlehampton and 3.5 miles west of South Molton. Umberleigh and the A377 are found 4.5 miles to the west and the regional centre of Barnstaple lies 9 miles to the north-west.

DESCRIPTION

Leworthy Meadow and Langaton Caravan Storage comprises a modern enclosed barn and two very gently sloping grass paddocks with distant views to the south.

The barn measures approximately 60' x 48' (18.29m x 14.63m) and is constructed with a steel frame with block walls and a concrete floor underneath a corrugated cement fibre roof. The use of this building is for the storage of caravans, trailers and boats only and the current owners run a caravan storage business on site.

Outside is an open yard beyond which are the two paddocks which are enclosed by hedge-banks with stock-proof fencing.

In total the site extends to 1.02 acres (0.41 hectares).

SERVICES

There is a natural water supply from a well and mains electricity is connected to the site.

ACCESS

Access is over a tarmac lane and maintenance of this lane is shared with the other properties which use it. The current owners contribute 25% towards the maintenance of this lane.

METHOD OF SALE

Leworthy Meadow is offered for sale by private treaty, as one lot.

TENURE

The property is owned freehold. There are agreements in place for caravan storage until the 30th September 2021.

PLANNING

The barn has planning consent to be used for the storage of caravans, trailers and boats and for no other



purpose. All storage must be within the building. Planning consent was granted for the building originally under reference 57242 and its current use was approved under reference 61233.

LOCAL AUTHORITY

North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG. Tel: 01271 327711. (www.northdevon.gov.uk).

Business Rates: Leworthy Meadow and Langaton Caravan Storage has a current rateable value of £7,900 and is therefore exempt from payment under small business rates relief.

FIXTURES & FITTINGS

The CCTV equipment is not included but is available to purchase by separate negotiation.

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.

LAND 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: 01769 572263 or email south-molton@stags.co.uk to arrange an appointment.

DIRECTIONS

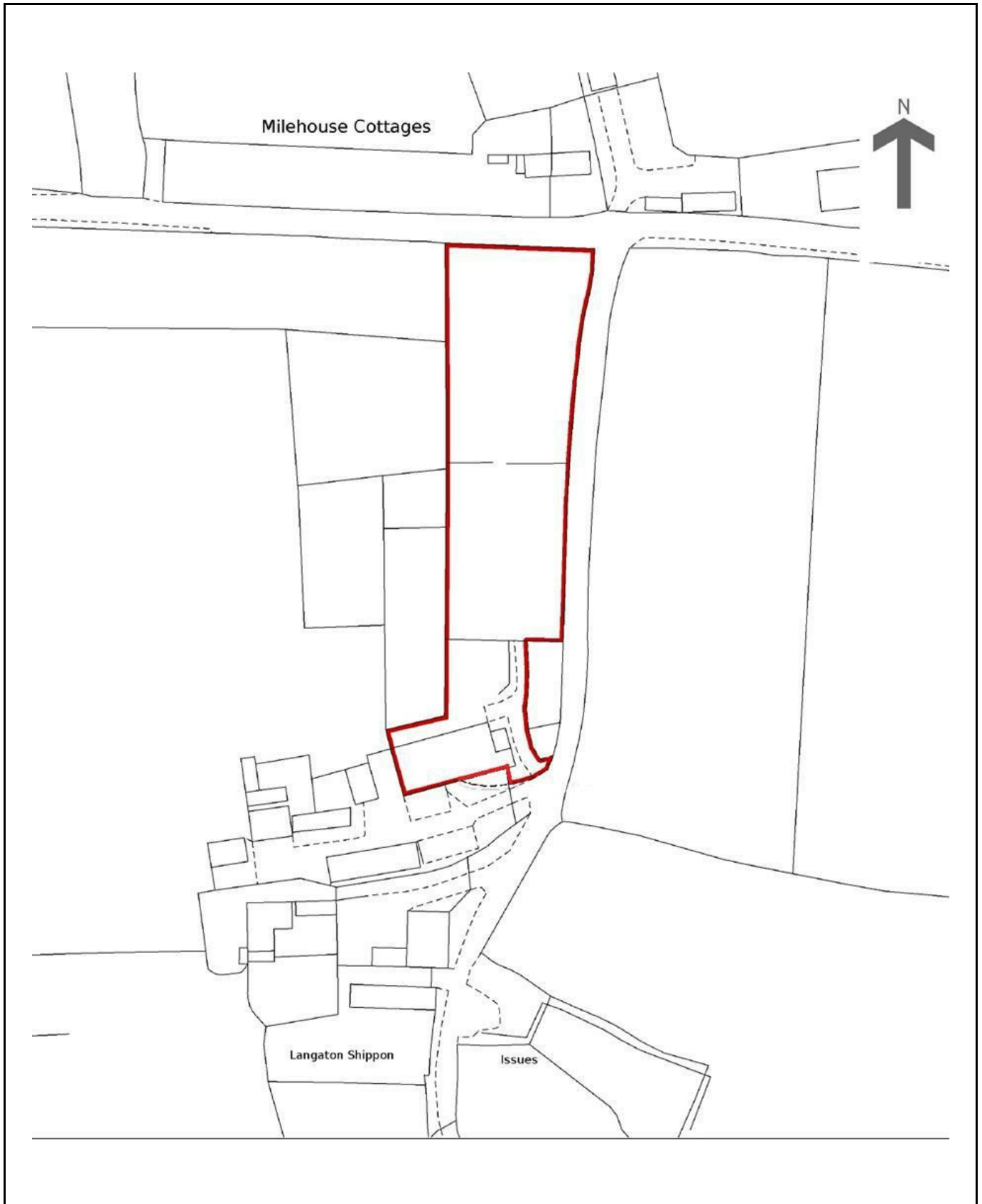
From South Molton proceed west on West Street (B3227) towards Umberleigh and continue for just under 1.5 miles. At Torrington Cross turn right towards Chittlehampton and continue for 0.75 miles. The entrance lane to Leworthy Meadow and Langaton Caravan Storage will be on the left.

Turn into this lane and the property will be found on the right after approximately 150 yards.

DISCLAIMER

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





29 The Square, South Molton, EX36 3AQ
01769 572263
south-molton@stags.co.uk



@StagsProperty