



Penny Field , Knowstone, South Molton, Devon EX36 4RS

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Pasture and improvable grazing land with two agricultural buildings adjoining the Crooked Oak stream

Knowstone 0.6 miles - South Molton 8.5 miles - Tiverton 12 miles

• Agricultural Land • 26.31 Acres (10.65 Hectares) • Views to Exmoor • Direct Road Access • Open Fronted Barn & Pole Barn • For Sale by Private Treaty

Guide Price £175,000

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## SITUATION

The land lies in a quiet position adjoining the Crooked Oak Stream and the village of Knowstone is approximately 0.6 miles to the south. Access to the A361 (North Devon Link Road) is within two miles of the land. The market town of South Molton is 8.5 miles west of the land and Tiverton is 12 miles to the south-east.

## DESCRIPTION

The land is known as Penny Field and comprises a mixture of pasture land, improvable grazing land and woodland which adjoins the Crooked Oak stream. In total the land extends to 26.31 acres (10.65 hectares) divided into three main enclosures.

Offering a lot of conservation and ecological appeal, Penny Field is slopes from south to north, with more level and gently sloping areas adjacent to the southern boundary and the northern boundary adjoining the stream. There are areas of open pasture, a sloping bank of gorse and bracken and a small area of deciduous woodland near to the road.

Within the land there is an OPEN-FRONTED BARN (18.28m x 6.00m) which has a steel frame with space boarded elevations and a box profile roof, near to which is a dilapidated former livestock shelter. There is also another POLE BARN (12.57m x 10.38m) and a smaller field shelter which are positioned towards to the south-western corner and two dilapidated mobile homes (no consent to be used for residential purposes).

## ACCESS

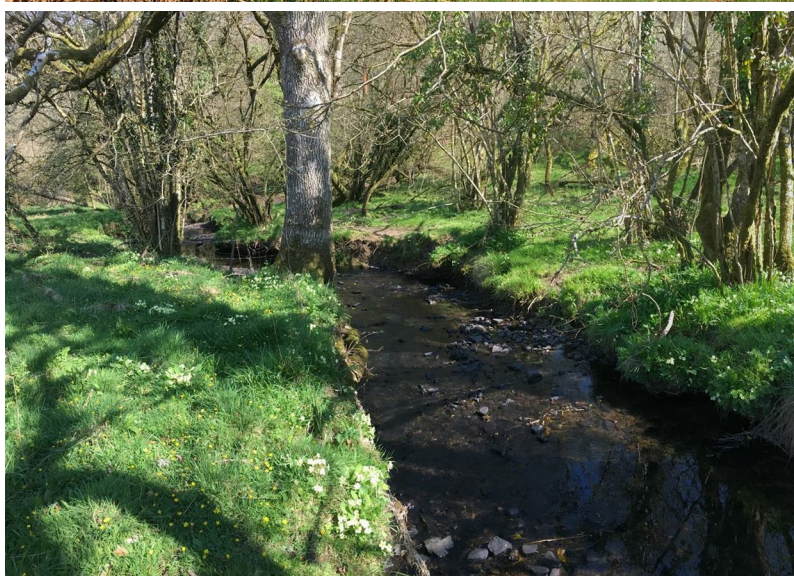
There is direct access to the land from a council maintained road with gateways on the western boundary.

## SERVICES

Both mains water (metered) and mains electricity are on site. Natural water is also available from the Crooked Oak Stream.

## METHOD OF SALE

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





## TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession is available on completion.

## BASIC PAYMENT SCHEME (BPS)

There are no entitlements available to be transferred with the land.

## DESIGNATIONS

The land lies within a Nitrate Vulnerable Zone (NVZ).

## LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

## 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 is a public footpath passing through the land.

## LAND PLAN

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

## VIEWINGS

All viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

## DIRECTIONS

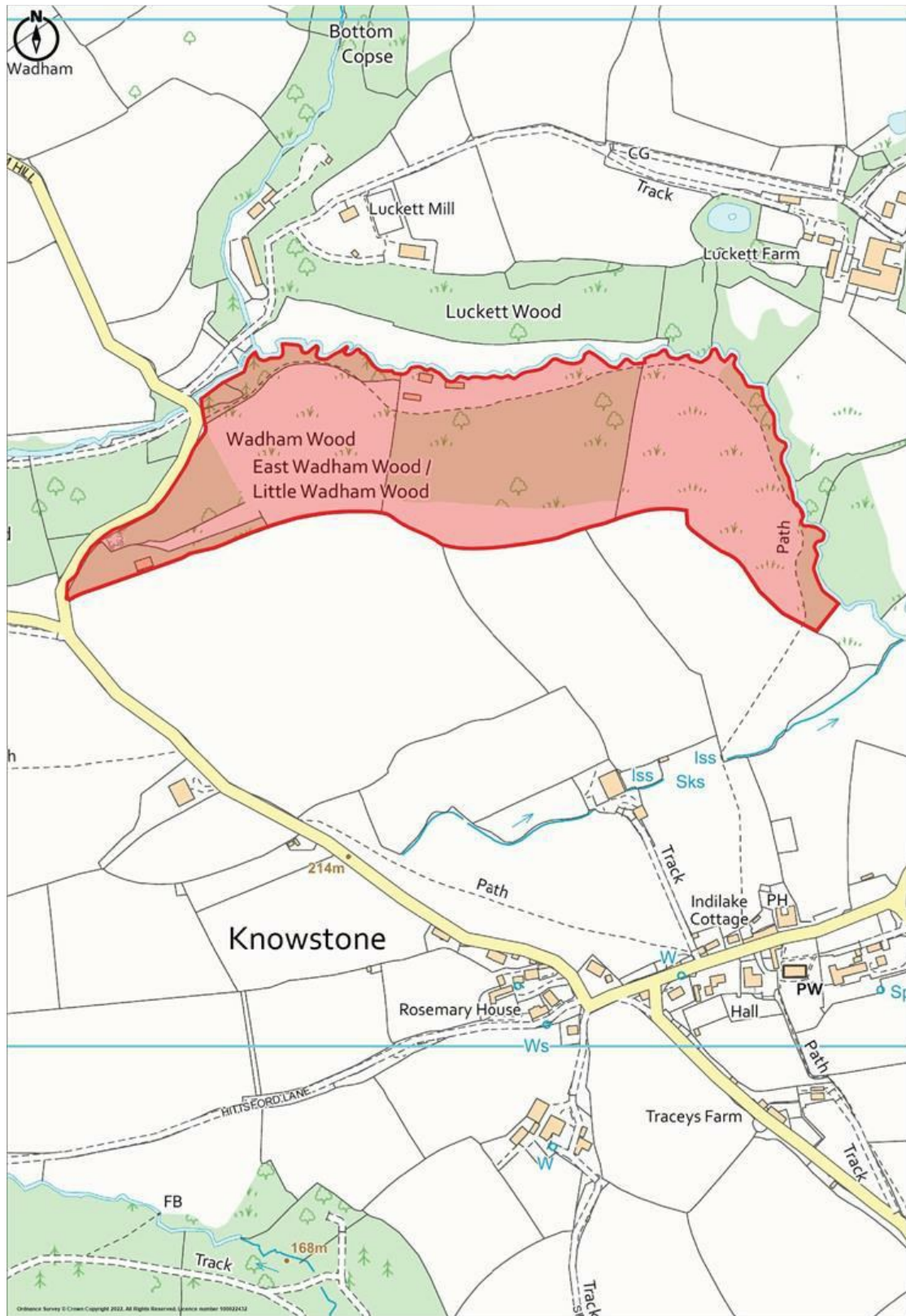
From the Moortown Cross Junction on the A361 (North Devon Link Road) take the turn towards Knowstone, continue for 600 yards and turn left towards Knowstone. Upon reaching the T-junction within the village, turn left and continue out of the village. Upon reaching the next Junction (Wadham Cross) turn right signposted towards Molland and the land will be found on the right after a short distance.

## DISCLAIMER

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







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