



Land at Colleton Mills , Chulmleigh, Devon EX18 7JS

A mixed block of arable land and woodland overlooking the River Taw valley

Chulmleigh 1.7 miles - South Molton 10 miles - Crediton 16 miles

• Productive Farm Land • 43.53 Acres (17.61 Hectares) • Adjoining the A377 • Natural Water Available • Available in Two Lots • LOT 1: 21.45 Acres • LOT 2: 22.08 Acres • FREEHOLD

Guide Price £315,000

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SITUATION

The land is situated at Colleton Mills above the River Taw valley, approximately 1.7 miles to the north-west of Chulmleigh in North Devon. The market town of South Molton lies 10 miles to the north and Crediton lies 16 miles to the south-east.

The A377 road adjoins the land and provides a link between Barnstaple and Exeter.

DESCRIPTION

The land extends to approximately 43.53 acres (17.61 hectares) in total and comprises a mixed block of arable land and woodland. The soils are described as freely draining acid loamy soils over rock. The land is available to purchase as a whole or in two lots.

LOT 1 - GUIDE PRICE £155,000

LOT 1 totals approximately 21.45 Acres (8.68 hectares) and comprises a single arable field and an area of woodland which is known as Ball Wood.

The field extends to 17.92 acres and has a west / south-west facing aspect with direct access on to the adjoining lane and views over the Taw Valley. Mostly recently the land has been used to grow cereal crops but has been into pasture previously. The woodland totals just over 3.5 acres and comprises a mixture of hardwood and softwood trees and there is a dilapidated farm building towards the south-western boundary.

LOT 2 - GUIDE PRICE £160,000

LOT 2 totals 22.08 acres (8.93 hectares) and comprises two arable fields and two areas of woodland.

The fields extend to 18.30 acres and have a south-facing aspect with access to the lane to the north-west and also access to the road to the east. The land has most recently been used to grow cereal crops.

The woodland is in two compartments and are mostly oak with some ash. The southern section of wood has access to a stream on part of the southern boundary.

ACCESS

There is access to both lots via a lane which links to the A377. This lane is public highway (not maintained). There is also access to LOT 2 direct from a council maintained road.

SERVICES

No mains services are connected to either lot. Lot 1 has access to a spring water supply. Lot 2 has frontage to a stream on part of the southern boundary.

METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole or in two lots.

TENURE

The land is owned freehold. Vacant possession is available on the completion date.



DESIGNATIONS

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

BASIC PAYMENT SCHEME (BPS)

The land is registered for entitlements under the BPS. The entitlements are included within the sale.

COUNTRYSIDE STEWARDSHIP SCHEME

The land is currently within a Countryside Stewardship Scheme. The options include hedgerow management.

LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.
(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 are no public rights of way passing across the land.

BOUNDARY PLAN

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

VIEWING

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

Please take extreme care when leaving or joining the A377.

DIRECTIONS

From the Colleton Mills junction on the A377 north-west of Chulmleigh, proceed north for approximately 100 yards and turn into an unsigned lane (Opposite Colleton Mills Farm). Lot 1 will be found on the left after a short distance and Lot 2 can be found on the right.

An alternative route to Lot 2: From Colleton Mills, follow the road signed towards Chulmleigh and continue for approximately 900 yards to Ford Cross. Turn left here towards Elstone. Continue for 700 yards and Lot 2 will be found on the left.

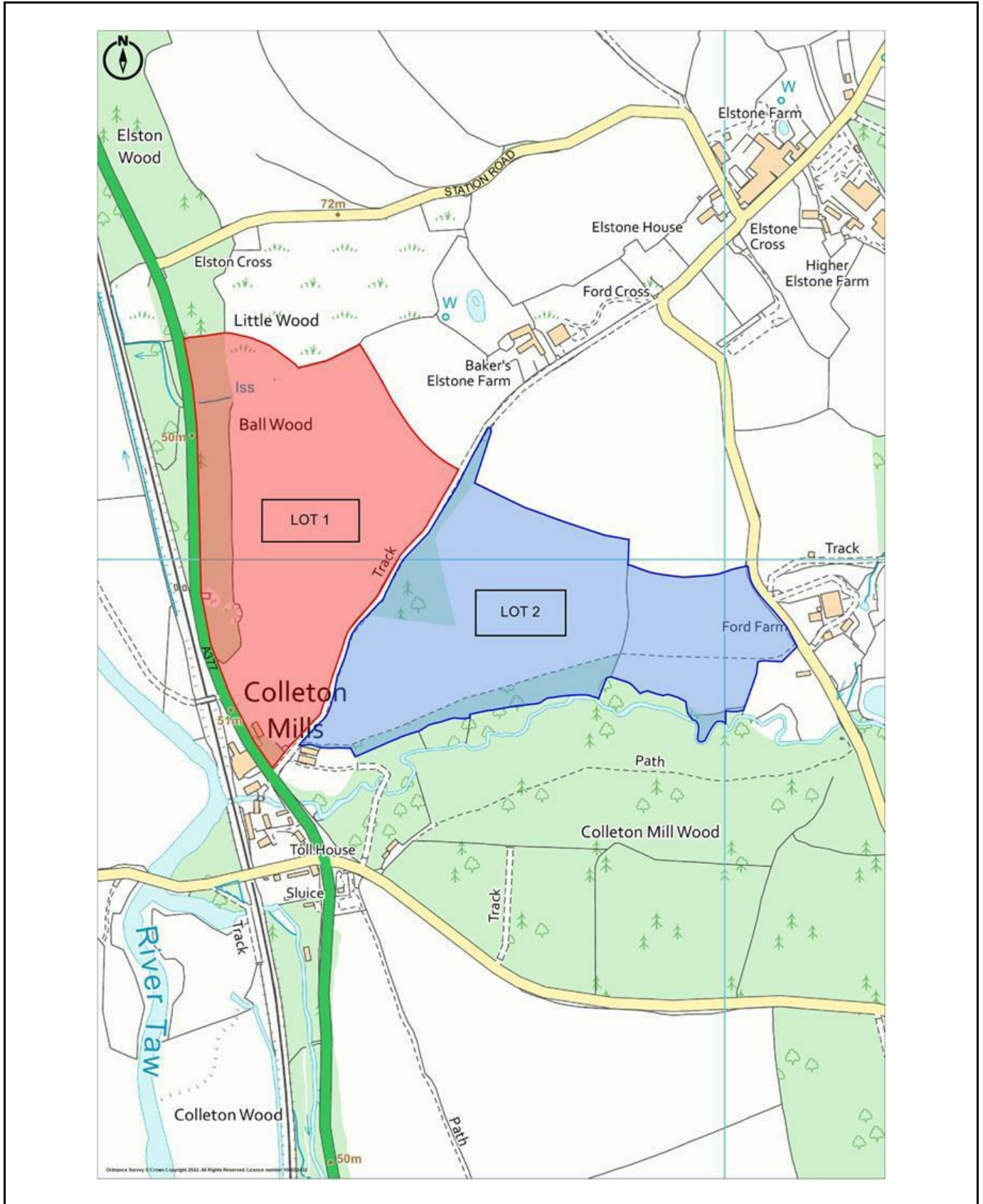
WHAT3WORDS

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DISCLAIMER

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