



Land near Poughill LOT 1 , Poughill, Crediton, Devon EX17 4LA

A gently sloping and south-facing grass field

Poughill 0.25 miles - Crediton 5.5 miles - Tiverton 10 miles

• Classified as Grade 2 • 6.09 Acres (2.46 Hectares) • Views to the Raddon Hills • BEST AND FINAL OFFERS TO BE RECEIVED BY 12:00 MIDDAY ON FRIDAY 23rd JULY. • Additional Land Lot Available

Offers In Excess Of £50,000

01884 235705 | tiverton@stags.co.uk

SITUATION

The land lies adjacent to Crediton Cross, a short distance to the west of the village of Poughill in Mid Devon. Cheriton Fitzpaine is 2.5 miles to the south-east and the market town of Crediton lies 5.5 miles south of the land. Tiverton is 10 miles to the north-east.

DESCRIPTION

LOT 1 comprises a gently sloping field with a south-facing aspect, and totals approximately 6.09 acres (2.46 hectares). There are views towards the Raddon Hills to the south and the land is classified as Grade 2 under the land classification system, lying at about 175 metres above sea level.

The soils are described as freely draining slightly acid loamy soils.

ADDITIONAL LAND LOT AVAILABLE

LOT 2 comprises a single south-facing paddock which totals 4.93 acres (2.00 hectares).

ACCESS

The land has direct access from a council maintained road.

SERVICES

There are no mains services connected.

We understand that a mains water pipe runs alongside the western boundary of LOT 1.

TENURE

The land is owned freehold and will be available with vacant possession upon completion.

METHOD OF SALE

BEST AND FINAL OFFERS TO BE RECEIVED BY 12:00 MIDDAY ON FRIDAY 23rd JULY.

The land is offered for sale by private treaty.

FENCING

If LOT 1 is sold separately to LOT 2, each purchaser will be responsible for erecting a stock-proof fence against the boundary between the lots.



BASIC PAYMENT SCHEME (BPS)

The land is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser upon request.

DESIGNATIONS

The land is NOT within a Nitrate Vulnerable Zone (NVZ).

LOCAL AUTHORITY

Mid Devon District Council. Tel: 01884 255255.
www.middevon.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 footpaths or bridleways passing across the land.

LAND PLAN

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

VIEWING

Viewing is strictly by prior appointment. Please contact Stags (01392 680059 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From the village of Poughill proceed in a westerly direction and after about 500 yards and as the road bears around to the left, the gate into LOT 1 will be found on the left.

DISCLAIMER

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





19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 235705
tiverton@stags.co.uk



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