



Land at Mill Rise



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Luppitt, Honiton, Devon, EX14 4UA

What3Words: ///otters.newer.impulses

BEST AND FINAL OFFERS 12PM 4TH FEBRUARY.

Attractively situated meadow, copse and fruit orchard all in 3.16 acres. Planning Permission for 10m x 6.8 m barn (Ref 12/2749/FUL - dated 24.5.2013)

- 3.16 Acres (1.28 ha)
- Road Access
- Consent for a 10m x 6.8 m Barn
- Ref 12/2749/FUL (24.05.2013)
- Planted Fruit Orchard
- Fruit & Wildflowers
- Copse & Stream
- Freehold

Offers In Excess Of £50,000

SITUATION

Set in the Parish of Luppitt, the land has fantastic views over this wonderful quiet valley in the Blackdown Hills National Landscape (AONB). The villages of Luppitt and Combe Raleigh are close by, both with churches, village halls. There are a variety of paths and lanes, including nearby Dumpdon Hill a local landmark and former Iron Age Hill Fort. The land lies just a few miles from Honiton, with a main line railway station to London Waterloo, and famous for its High Street and excellent antique trade.



DESCRIPTION

Extended to about 3.16 acres (1.28 ha), this gently sloping field has been split into a number of convent side paddocks. Sheltered by mature hedge boundaries and tall oak and ash trees with an array of Flora and Forna. There are a number of fruit and nut trees, including apple, pear, cherry and cob nuts, sheltered by a biomass variety of willow. There is a lightly managed soft fruit area with varieties of currants and raspberries. To the north eastern corner two small streams convene with an old copse, with a number of bluebells in the spring.

ACCESS

Access is direct via an improved entrance from the council road.

PLANNING PERMISSION

Planning permission was granted (Ref 12/2749/FUL), dated 24th May 2013 for a new access and barn, and has been substantially started. The access was installed as can be seen and the foundation prepared for a 10 m x 6.8 m barn for agricultural storage. Plans available from the EDDC website.

VIEWING ARRANGEMENTS

Viewings with details in hand, after calling Stags on 01404 45885.



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.



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