

An aerial photograph of a rural property in Devon. The central focus is a large, light-colored house with a dark roof, surrounded by a driveway and several parked vehicles, including a white van and a car. To the left of the house is a smaller, red-roofed building. The property is situated in a valley, with large, green fields on either side. A road runs along the bottom right of the property. In the background, there are more fields, trees, and a power line tower. The overall scene is a typical English countryside landscape.

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Land at Ridgedown, Chittlehampton, Devon

Land at Ridgedown

Chittlehampton, Devon EX37 9RH

Chittlehampton 1.5 miles; A361 North Devon link 3.5 miles;
South Molton 5.5 miles; Barnstaple 7 miles; Tiverton 25 miles

An attractive block of gently undulating pasture land benefiting from good road frontage, with a useful range of outbuildings and amenity woodland. In all about 20.31 Acres, available as a whole or in 2 lots.

Guide Price £160,000 as a whole

Description

This sale represents an outstanding opportunity to acquire an attractive block of productive agricultural land occupying a convenient and readily accessible rural position between South Molton and Barnstaple. Situated in an area known as Stowford, close to the popular village of Chittlehampton, the land enjoys frontage and access from the council road which forms the western boundary. In recent years the land has been extensively farmed and is primarily utilised for livestock grazing and fodder production.

Contained within the land (Lot 1) is a small range of outbuildings briefly comprising the following:-



Former Piggery, approx. 14.5m x 5m, of block elevations beneath a corrugated cement roof.

Six bay block and timber framed former **Machinery/Fodder Barn**, approx. 21.5m x 15m, beneath a corrugated iron roof with an earth floor. *Please Note: This building is currently in a dilapidated condition having lost part of its roof in recent storms.*

Forming one block the land is a combination of level and gently sloping productive pasture, divided into convenient enclosures. Attractive parcels of amenity woodland, with an abundance of bluebells and wild garlic in the spring, run alongside the stream on the eastern boundary, affording wildlife and conservation appeal.

The land is well suited to fodder production and livestock grazing, although some fields may also have potential for arable cropping and/or other agricultural enterprises, subject to any appropriate consents. The quiet and tucked away location, superb views and aesthetic

appeal may make the land suitable for a variety of other agricultural, conservation, equestrian or other amenity uses.

Extending in total to about **20.31 Acres** (8.22 Ha) the land is offered for sale as a whole or in two lots, as shown on the attached identification plan and described within these sale particulars.

Situation

The nearby popular and historic village of Chittlehampton has a thriving and very active local community with its primary school, post office/village stores, cricket club and an award winning traditional public house, The Bell Inn. The market town of South Molton provides an excellent range of everyday services and amenities including shops, restaurants, primary and secondary schools, together with a supermarket, health centre, recreational facilities, a cottage hospital and a twice weekly community market.

From South Molton the A361 North Devon link road provides quick and easy access to the regional centre of Barnstaple as well as Tiverton and the M5 motorway (Junction 27). There is a rail station on the Barnstaple to Exeter (Tarka) line at Umberleigh. Mainline intercity rail links are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

The land is surrounded by picturesque Devon countryside providing a wealth of recreational activities including walking, horse riding, hunting, shooting, cycling, fishing on the rivers Torridge, Taw and Mole and golf courses at High Bickington, Barnstaple and Northam. To the north east and south the National Parks of Exmoor and Dartmoor offer beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, with popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough



and Woolacombe.

Lot 1 - Pasture & Woodland extending to about 11.74 Acres

This comprises an attractive and gently undulating block of agricultural land containing a small range of outbuildings as described above. The land enjoys gated access from the quiet council road, with a pretty parcel of approx. 2.7 acres of deciduous woodland situated on the easternmost boundary, running down to a stream. Lot 1 is shown shaded pink on the attached identification plan.

Lot 2 - Pasture & Woodland extending to about 8.57 Acres

Another useful block of productive agricultural land, with just under an acre of mixed deciduous woodland bordering the stream in parts on the eastern boundary. Lot 2 is shown shaded green on the attached identification plan.

Tenure

The land is of freehold tenure with vacant possession available upon completion of the sale. *Please note:- The woodland forming the eastern part of Lot 1 has not yet been registered with the Land Registry.*

Services

The land benefits from some natural watering. The land will be sold without any mains services of any kind and prospective purchaser's should make their own enquires as to the availability of mains water and any other services.

Basic Payment Scheme

The Basic Payment Scheme has now ended and the land will be sold without any entitlements or de-linked payments.

Agri-Environment Schemes & Designations

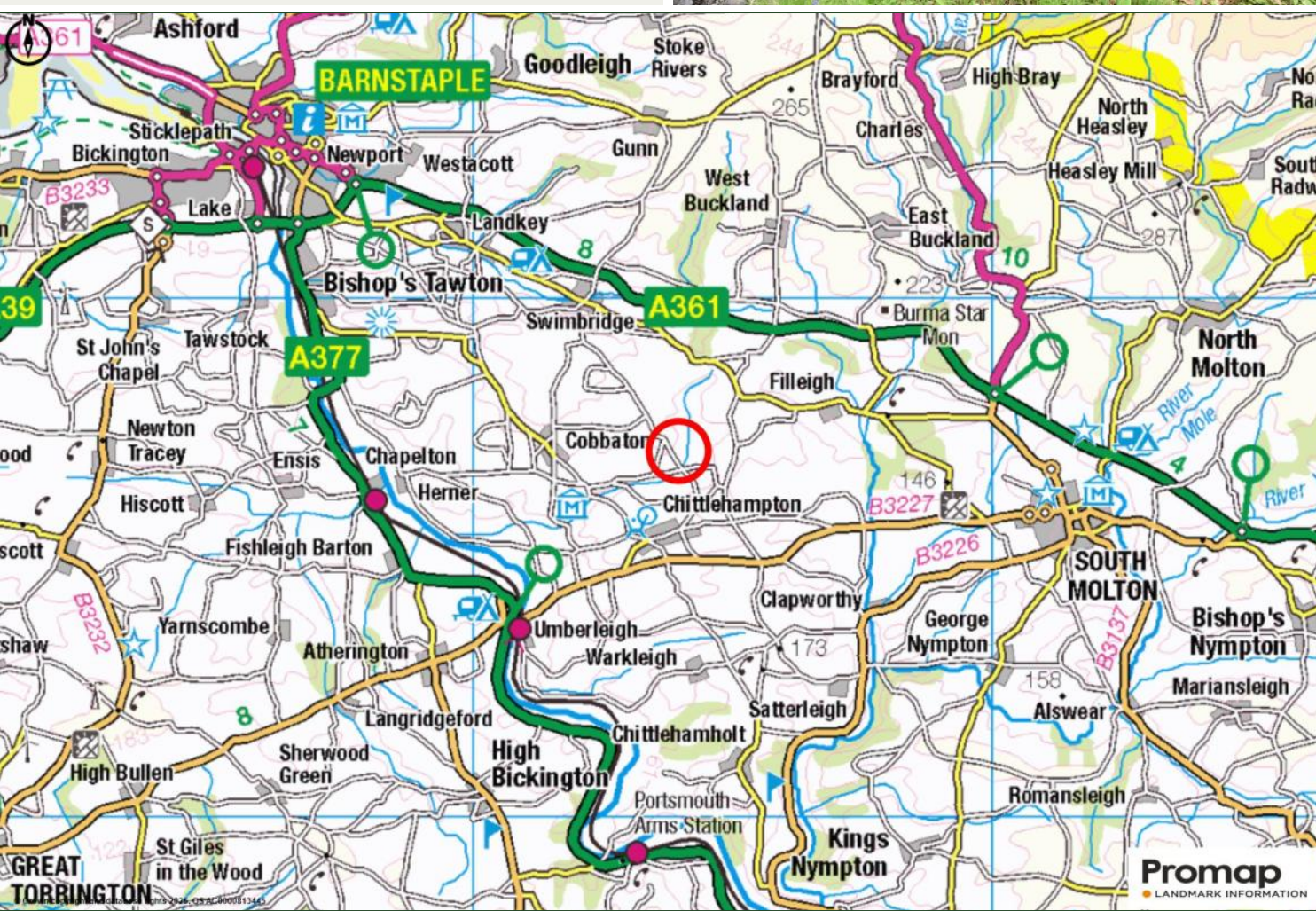
We understand that the land is not currently entered into any agri-environment schemes. The land lies within a Nitrate Vulnerable Zone.

Hunting Rights

The hunting rights across the land have been vested in the Badgworthy Land Company and are therefore excluded from the freehold sale.

Rights of Way, Easements, Etc.

It is understood that a well water supply for the benefit of the neighbouring property known as Ridgedown, is situated in the



north west corner of Lot 1.

The land, as far as required by the Vendors, will be conveyed, subject to all other public or private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

Farm Properties Health & Safety Notice

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Agricultural land is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly in fields containing horses or stock. All persons viewing the property are asked to observe the country code and close all gates.

We would note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used on the former piggery may contain asbestos.

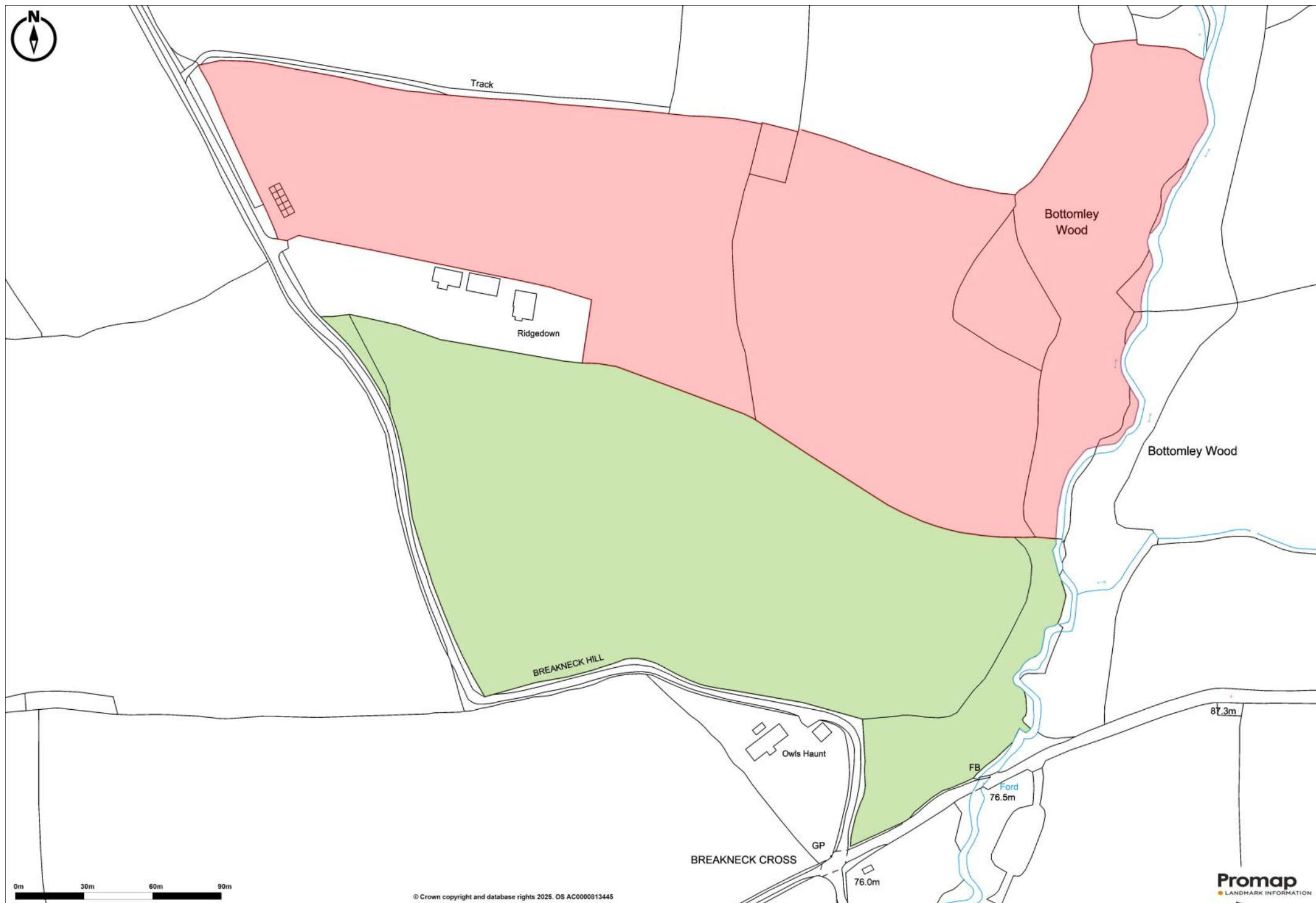
Directions

From South Molton head north out of the town on the B3226 and just before the A361 roundabout turn left signed for Filleigh and Swimbridge. After about 2.5 miles, in the village of Filleigh, turn left signed 'Chittlehampton 2¼'. Stay on this road and at the T-junction called Barton Cross turn left towards Chittlehampton. Continue for about 0.9 miles, following the road around right and then left hand bends, before taking the right turn at Honeybeetle Cross towards Cobbaton and Stowford. After about 140 yards, at Stowford Cross, take the right turn signed for East Stowford. Continue for about 0.7 miles, down the hill, straight over at Breakneck Cross, and up the hill the other side, whereupon the entrance gate to Lot 2 will be found on the right hand side. The Agents 'For Sale' boards will be seen on the main entrance gateways to each lot.

What3Words - For the exact location download the App and enter:
- **niece.rehearsed.gratitude**

Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.







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Viewing

The land may be viewed at any reasonable time during daylight hours by prior appointment with the Agents Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

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