

LAND TO EDGE OF VILLAGE

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UFFCULME





Land to the edge of the village,
Uffculme, Cullompton, Devon EX15 3DN
M5 (J27) & Tiverton Parkway 4 miles; Exeter 18 miles

An attractively situated parcel of land situated to the edge of Uffculme village, extending to about 3 acres (1.21 ha), benefitting from road access

Freehold
Guide Price: £70,000

DESCRIPTION

Enjoying a superb position to the edge of Uffculme village, the parcel of land available for parcel extend in total to approximately 3 acres (1.21 ha), and enjoys direct gated road access from the Council highway.

The fields are of a slightly sloping elevation in nature, bounded by stock-proof fencing and hedgerow providing a good degree of privacy. There is also a timber-built field shelter.

The land affords great appeal to those with agricultural, equestrian and environmental interests (subject to any necessary consents), having been used by the current Vendors for equestrian grazing.

N.B. please note that the land will be sold with restrictions of use.

SITUATION

The land lies on the outskirts of the village of Uffculme, which provides a good range of local facilities including primary healthcare and schooling with the latter providing excellent secondary schooling via its renowned local authority school. The larger towns of Cullompton, Tiverton and Wellington are within convenient reach and provide an extensive range of commercial, educational and recreational facilities. The property lies approximately equidistant between Taunton and Exeter with both centres providing the range of facilities befitting those of county and regional centres. Mainline rail connections are available at Tiverton Parkway which lies a short distance to the north of the property.



LAND AT LITTLE CROFT



IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

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. Land is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates. Greenslade Taylor Hunt, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

SERVICES & OUTGOINGS

We understand that there is a mains water supply to the land but there is no mains electricity or drainage services connected.

DIRECTIONS

What3words:///contracts.trusts.foremost

METHOD OF SALE

The land is offered for sale by private treaty. Any offers received will be subject to contract.

ADDITIONAL INFORMATION

Local Authority: Mid Devon District Council.

Tenure: Freehold with vacant possession available upon completion.

Mobile Coverage: Ofcom states available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The majority of the land is designated as being at a low risk of flooding. Detailed flood risk data and associated maps are available via the Gov.uk flood risk service.

Sporting and Mineral Rights: The mineral rights and sporting rights insofar as they are owned will be included in the sale.

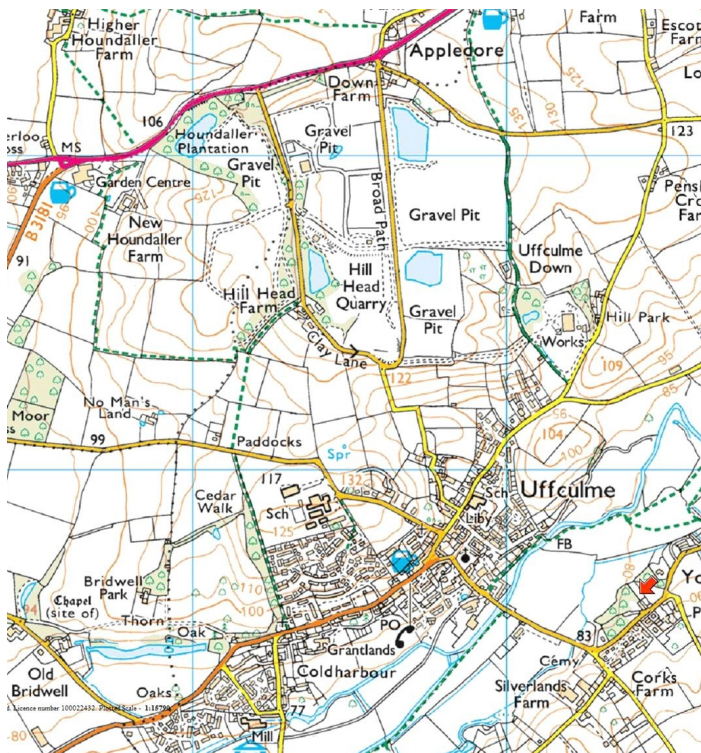
Rights of Way, Easements, Wayleaves, etc: There are no rights of way across the land.

STOCK PHOTO OF UFFCULME



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VIEWING

Strictly by appointment only with the agents

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