

LAND AT LONGMEAD



HEMYOCK, CULLOMPTON





Land at Longmead, Station Rd, Hemyock, Cullompton EX15 3TZ

Hemyock 0 miles; Cullompton 10 miles; Wellington 4 miles

Two enclosures of pasture and amenity land,
benefitting from river frontage and fishing
rights to the River Culm, situated on the edge of
the popular village of Hemyock.

In total approximately 17.90 acres.

Freehold Guide Price: £170,000

DESCRIPTION

A rare opportunity to purchase a block of attractive pasture and amenity land, located on the edge of the popular village of Hemyock, including fishing rights and frontage to the River Culm.

The beautiful River Culm meanders along the northern boundary of the land, complete with a number of river beaches, perfect for those lazy summer days. The land is level or gently sloping, with part comprising river meadows, which are subject to seasonal flooding.

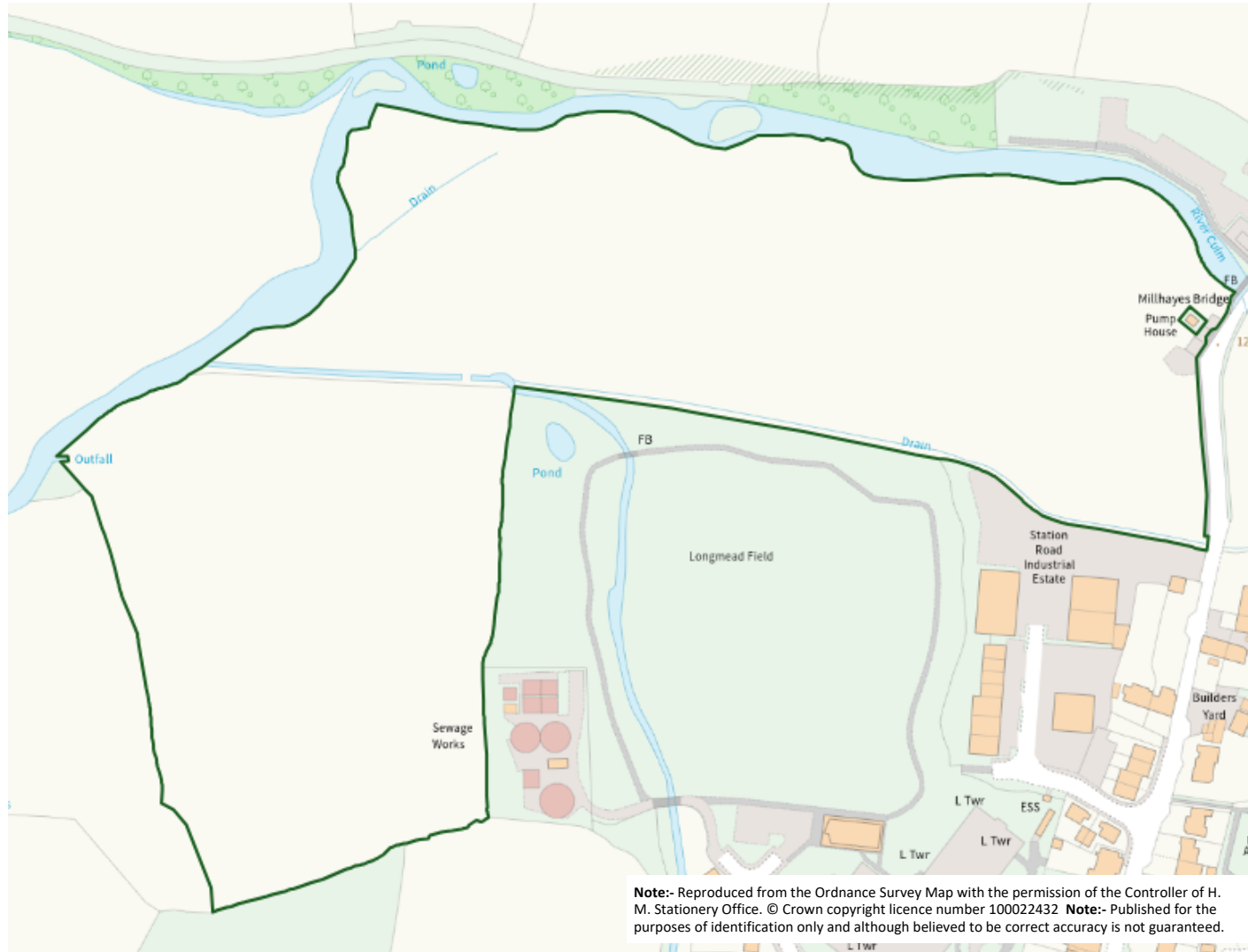
The land offers potential for a variety of agricultural, conservational, equestrian or amenity uses, subject to any necessary planning consents. It extends in total to around **17.90 acres** and is accessed via a swing pedestrian bridge/raised boardwalk from Station Road, the public highway.

SITUATION

The property occupies a delightful position at the northern edge of Hemyock village, which is set within the sought-after Blackdown Hills National Landscape (formerly known as Area of Outstanding Natural Beauty). Hemyock is a favoured centre, affording an extensive range of day to day facilities, including primary school, village stores, Doctor's surgery, village hall and public house. More extensive facilities and services are available at the nearby towns of Wellington (4 miles), Cullompton (10 miles) and Honiton (10 miles).



LAND AT LONGMEAD, HEMYOCK



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 no mains services are currently connected to the property.

DIRECTIONS

What3words:///cakewalk.requires.diggers

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 an increased risk of flooding— high, medium or low risk (some areas therefore defined as having a greater than 3.3% chance of flooding each year). 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: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title, together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not. N.B. Situated within the land to the eastern end is a small pump house building owned by South West Water (SWW). SWW have reserved rights to access and maintain this building.

Basic Payment Scheme: The land is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

v.2.1 - Ref. TIV250220 - date produced 17/09/2025



VIEWING

Strictly by appointment only with the agents

Greenslade Taylor Hunt.

5 Fore Street, Tiverton, Devon EX16 6LN

Email: residential.tiverton@gth.net

Tel: 01884 243000 | Ref: TIV250220

GREENSLADE TAYLOR HUNT

www.gth.net