



MICHAEL ADEY
PROPERTY



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£70,000
OFFERS OVER



LAND & STABLES (3.1 ACRES)

ADJOINING B3227 - UMBERLEIGH



LAND & STABLES - NORTH EAST OF UMBERLEIGH VILLAGE

DEVON - EX37 9AD

ABOUT THE LAND

An increasingly rare opportunity to acquire a beautiful piece of north Devon countryside, extending to approximately 3.1 acres of attractive pasture land nestled amongst the picturesque Taw Valley appealing to a wide variety of interests. Formerly, the site was utilised for equestrian purposes with a range of stabling and benefitting from mains power and water connected whilst enjoying direct main road access.

A entrance directly from the B3226 leads onto the track with two gateways, one leading onto the land and the second to the stables via a concrete track. The Stables are divided into four enclosures on a concrete and brick base. Dimensions can be found on the enclosed floorplan.

The land is located just 0.4 a mile from Umberleigh bridge, 6.5 miles from South Molton and 7.5 miles from Barnstaple.

In all, the property extends to about **3.1 Acres**.

[VIRTUAL TOUR AVAILABLE](#)





PLEASE NOTE - OVERAGE CLAUSE

This sale is subject to an overage clause whereby the seller will be entitled to receive an additional payment upon any uplift in value for any change of planning or development consent in the future. It is proposed that any uplift in value will trigger a 50% fee of the gain in value in excess of the sale price. This will remain valid and payable to the seller for a period of up to 30 years. Interested parties should satisfy themselves as to the terms prior to making an offer. Further information available upon request.

THE AREA

The land occupies a delightful position toward the edge of this pretty rural village, just a short distance from the centre.

Umberleigh has a thriving local community and includes a highly regarded primary school, popular public house, The Rising Sun, and the extremely useful railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter. There are further local facilities at Chittlehampton and High Bickington.

The market town of South Molton, located just to the south of Exmoor, offering an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **7.6 miles**
Barnstaple - **8.3 miles**
Exmoor National Park - **12 miles**
Exeter - **33 miles**



Umberleigh Primary - **0.1 miles**
South Molton - **7.6 miles**
West Buckland - **8.5 miles**
Chulmleigh Academy - **10 miles**



Instow Beach - **15 miles**
Saunton Sands - **16 miles**
Westward Ho! - **17.5 miles**
Croyde Bay - **18 miles**



Umberleigh Station - **0.2 miles**
Barnstaple Station - **8.5 miles**



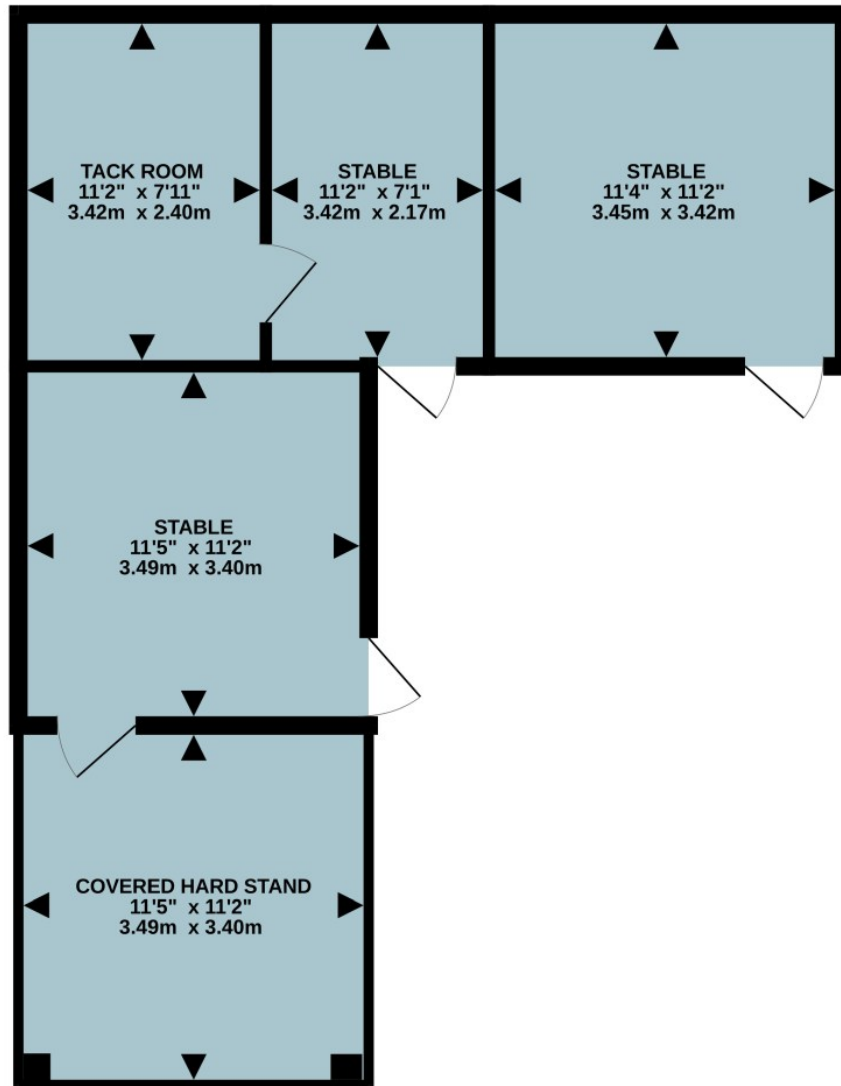
A361 North Devon Link Road - **6.6 miles**
Junction 27 (M5) - **32 miles**



Exeter Airport - **38 miles**
Bristol Airport - **80 miles**



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTES

Tenure - Freehold and offered with vacant possession.

Basic Payment Scheme (BPS) - The land is not registered to receive BPS entitlements.

Rights of way, Easements & Wayleaves - The property is sold subject to, and with all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

We understand that there are no other rights of way or footpaths crossing the land.

Overage Clause will be placed on the title for the benefit of the current vendor.

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From South Molton, head west on the B3227 towards Umberleigh. Continue for just over 6 miles. As you start to decent to the village of Umberleigh, the entrance to the land and stables is on the right hand side before the entrance to the Primary School.

What 3 Words Location - [///deaf.stressed.waggled](#)

VIRTUAL TOUR

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY
PLEASE CONTACT THE OFFICE PRIOR TO VIEWING THE
PROPERTY.

Property Reference #RS0773

VIEWING & CONTACT

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