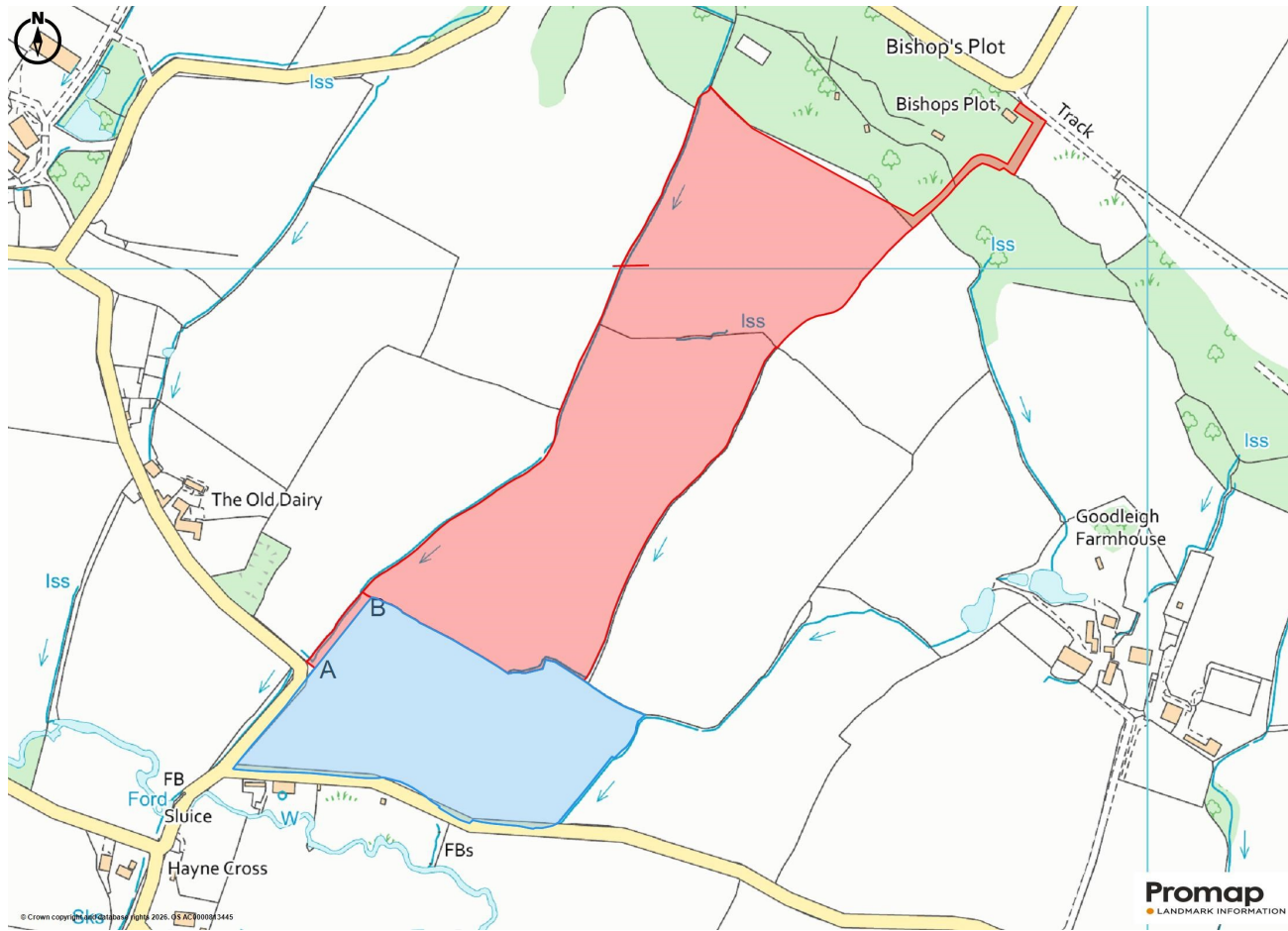


LAND AT LEIGH



BLACKBOROUGH, DEVON





Land at Leigh, Blackborough, Cullompton, Devon, EX15 2HT

Cullompton; 8.5 miles Honiton; 9.0 miles, Taunton; 13.6 miles

An accessible parcel of versatile agricultural
land in this popular farming district
In all about 30.74 acres (12.44 Hectares)

Freehold Guide Price

As a whole - £335,000

DESCRIPTION

The sale of this land affords prospective purchasers an opportunity to acquire an extremely useful parcel of versatile land in this popular farming district. The land is situated in a renowned agricultural area and enjoys an attractive yet extremely accessible rural position, enclosed within natural hedgerow boundaries. The quality of this land combined with its location makes it an attractive property package.

In total the land extends to about 30.74 acres (12.44 Ha) and is offered for sale by private treaty as a whole or in two lots shown on the accompanying plan.

SITUATION

The land occupies an outstanding rural position within this sought after Mid Devon area and widely regarded as some of the most attractive countryside in the county. The land enjoys a delightful setting approximately 5.8 miles to the west from the M5 (J27).

The village is Hemyock which offers a thriving local community and provides a range of services including a village shop, public house and village hall. The Somerset County Town of Taunton lies approximately 13.6 miles to the North East affording an extensive range of



commercial, education and recreational facilities befitting those of an important regional and administrative centre, together with a wide range of primary, secondary education facilities.

LOT 1 - 9.58 ACRES OF PASTURE
GUIDE PRICE £105,000

A single enclosure of pasture enjoying excellent road frontage. In the event that Lot 1 is sold separately, the vendors will erect a new fence between points A-B. Lot 1 is shown shaded blue on the accompanying plan and extends in total to approximately 9.58 acres (3.87Ha)

LOT 2 - 21.16 ACRES OF PASTURE
GUIDE PRICE £230,000

Adjoining Lot 1 to the north are two gently sloping and versatile enclosures. Lot 2 is shown shaded red on the accompanying plan and extends in total to approximately 21.16 acres (8.56 Ha). Please access the land from the south and do not attempt to drive down the track from the north.

LOTING

It is intended that the property will be offered as a whole or in up to 2 lots and as described within these particulars. The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars 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. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Offers may be made for the property as a whole, in lots or as purchasers see fit for their own purposes. If you are submitting a tender for the property different to the proposed lotting please attach a plan clearly marking the area to which the offer applies.

TENURE

The land is of Freehold tenure offering vacant possession at the completion of the sale.

AGRI-ENVIRONMENTAL SCHEMES

We understand that the land is subject to an existing Sustainable Farming Incentive Agreement.

METHOD OF SALE

The land is offered for sale by Private treaty. It is advisable for interested parties to register their interest with us as soon as possible.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

The land is not subject to any public rights of way.

SERVICES & OUTGOINGS

We understand the land benefits from natural watering.



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. Farm land is potentially a hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.

DIRECTIONS

What3words:

Lot 1: snore.punctual.elastic

Lot 2: basher.joke.generally

ADDITIONAL INFORMATION

Flooding: The land is at a very low risk of flooding from river or sea flooding and a very low risk from surface water flooding. (Gov.uk).

Local Authority: Mid Devon District Council.

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.



VIEWING

During daylight hours only with the Sales

Particulars in hand

Greenslade Taylor Hunt.

111 High Street, Honiton

Devon, EX14 1LS

Email: will.handel@gth.net

Tel: 01404 46222 | Ref: HON260150

GREENSLADE TAYLOR HUNT
www.gth.net