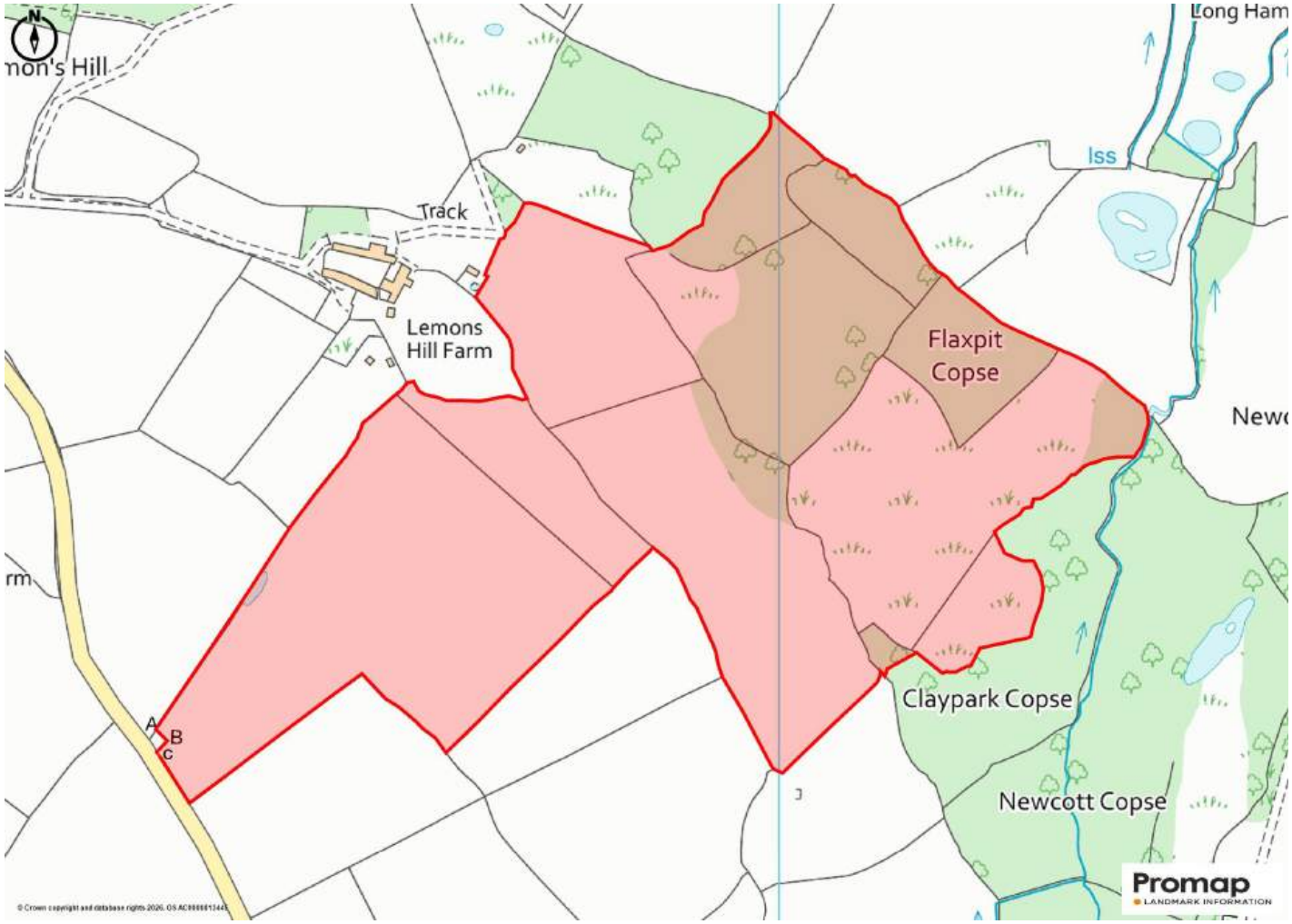
LAND AT NEWCOTT BARTON

gth

HEYMOCK, DEVON









Land at Newcott Barton, Hemyock, Cullompton, Devon, EX15 3PY

Hemyock; 2.2 miles; Taunton; 12.0 miles

An attractive and diverse parcel of pasture, rough grazing and natural woodland occupying a picturesque position within the renowned Blackdown Hills National Landscape.

In all about 43.34 acres (17.54 Hectares)

Freehold Guide Price

£300,000

DESCRIPTION

A ring-fenced parcel offering an attractive combination of level and gently sloping permanent pasture, together with areas of rough grazing and woodland known as Flaxpit Copse.

The pastureland forms part of an existing farming enterprise and has historically been managed through a combination of grazing and mowing. In contrast, the eastern fringe of the property has been left largely undisturbed for a number of years, creating a diverse habitat that supports a rich variety of flora and fauna within the private and attractive woodland. The land will be accessed via a right of way, with the vendors being responsible for the erection of a fence and gates between points A-B-C.

Extending to approximately **43.34 acres** (17.54 hectares) in total, the property is considered to offer broad appeal to purchasers with agricultural, environmental, conservation, sporting and amenity interests.

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 village is Hemyock lies approximately 2.2 miles to the north west and offers a thriving local community whilst providing a range of services including a village shop, public house and village hall. The Somerset County Town of Taunton lies approximately 12.0 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.

TENURE

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

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.

AGRI-ENVIRONMENTAL SCHEMES

We understand that the land is not subject to any Agri-Environmental Schemes.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the land, in so far as they owned, will be included in the freehold sale.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

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

SERVICES & OUTGOINGS

We understand the land benefits from natural watering. The existing water tank in the field adjoining the road will be disconnected and removed by the vendors.

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: Shuffle.awakening.reclaimed

From our office in Honiton High Street proceed in an easterly direction straight over the roundabout at the top of the town, following signs for the A30. Continue over the A30 and on the long sweeping right hand bend turn left signed for Dunkeswell. Follow this road up into the Blackdown Hills and after Limers Cross continue for a further 3.5 miles, whereupon take a left turn beside the property known as Jacks House. Follow this road for about 1.7 miles whereupon the entrance to the land will be found on the right hand side.

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 O2 & THREE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

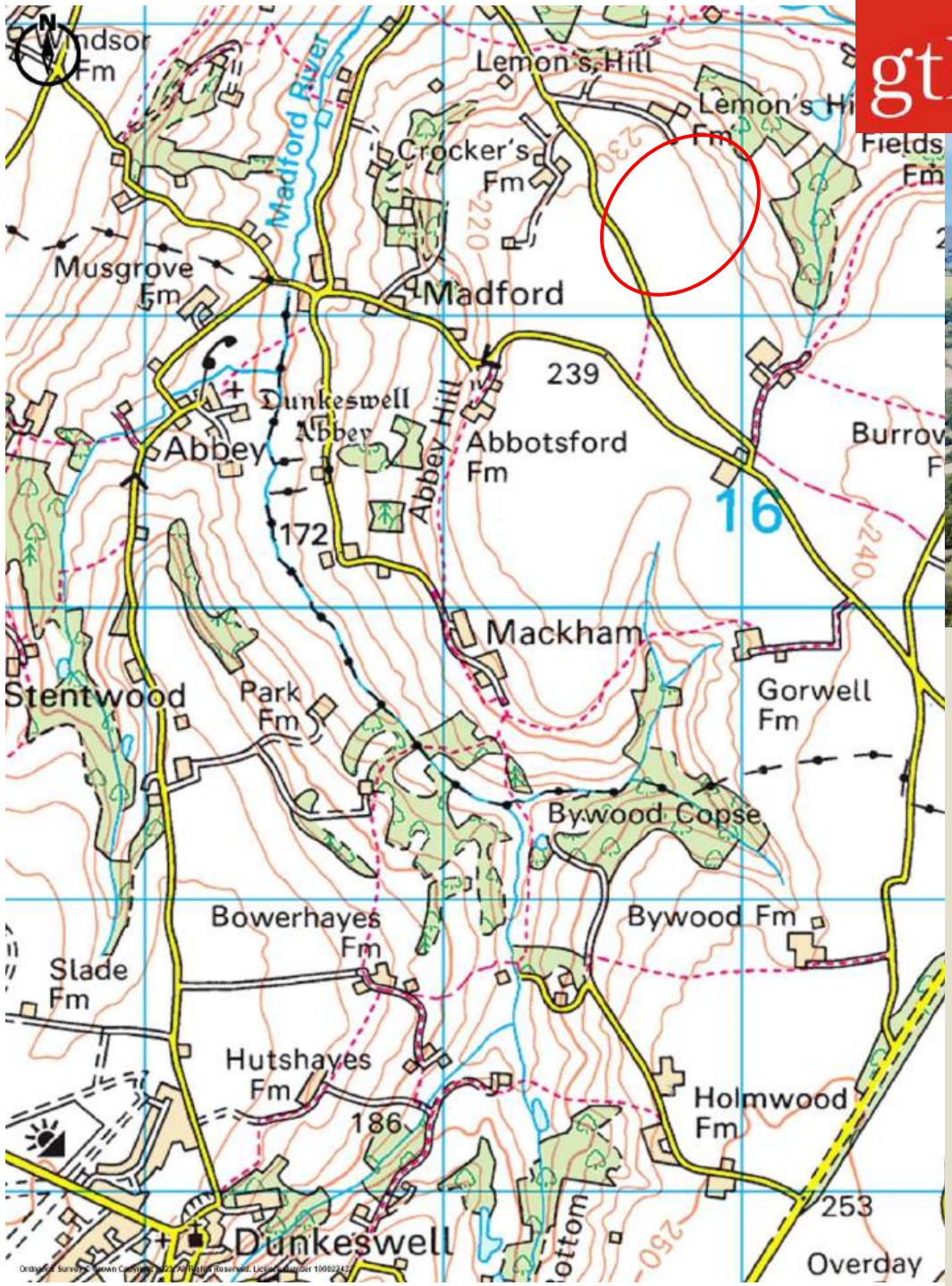






IMPORTANT NOTICE

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.



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VIEWING

During daylight hours only with the Sales Particulars in hand

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