



## Land At Aller Hill, LOT 2 Upottery, Honiton, Devon, EX14 9RH

---

A productive run of grassland fields divided into a number of good sized enclosures, 51.68 acres in all.

Upottery 1 mile. Honiton 8.5 miles. A303 2 miles.

- 51.68 Acres • Productive Farmland • Close To Village Of Upottery • Located In The Blackdown Hills • Good Road Access • Further Land Available •

Guide price £400,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land at Aller Hill is situated in an attractive rural location on the Blackdown Hills, close to the village of Upton. There are good road links to Honiton and the A30 to the south and Taunton and the M5 to the north.

## INTRODUCTION

In total the land extends to 99.44 acres (40.24 Hectares) comprising productive predominantly level grassland suitable for grazing, grass silage and the potential for maize and arable cropping. The soil type is described as fine silty over clay with some reddish coarse loamy soils. The land is offered for sale as a whole or in three lots.

## LOT 2 - 51.68 ACRES TO THE SOUTH OF ALLER HILL. GUIDE PRICE £400,000

A productive run of grassland fields divided into a number of good sized enclosures with good road access onto the public highway.

## ACCESS

All lots have direct access onto the public highway. Lot 2 will be granted a right of way for agricultural purposes along the lane marked A to B on the plan. The purchaser will be required to contribute to the maintenance of the lane as and when required paying a 25% contribution for maintenance between the points A to B.

## SERVICES

No water connected.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole or in three lots.

## TENURE & POSSESSION

The land is held freehold and is available with vacant possession on completion.

## BASIC PAYMENT SCHEME

Entitlements will be made available and the current year's payment is reserved from the sale. Where the property has been lotted the Entitlements will apportioned. The purchaser will take over the vendors' cross compliance responsibilities.

## DESIGNATIONS

The land is located within the Blackdown Hills, an Area of Outstanding Natural Beauty (AONB).

## LOCAL AUTHORITY

East Devon District Council  
Blackdown House, Border Road, Heath Park Industrial Estate, Honiton, Devon EX14 1EJ  
Tel:01395 516551  
Email:www.eastdevon.gov.uk



### **SPORTING & MINERAL RIGHTS**

The sporting and mineral rights insofar as they are owned are included with the freehold.

### **WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. A right of way is reserved in favour of the forestry between Points X to Y.

### **PLANS & BOUNDARY FENCES**

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

### **VIEWING**

Please contact Stags Farm Agency on 01392 680059 or Stags Honiton Office on 01404 45885.

### **WARNING**

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

### **DIRECTIONS**

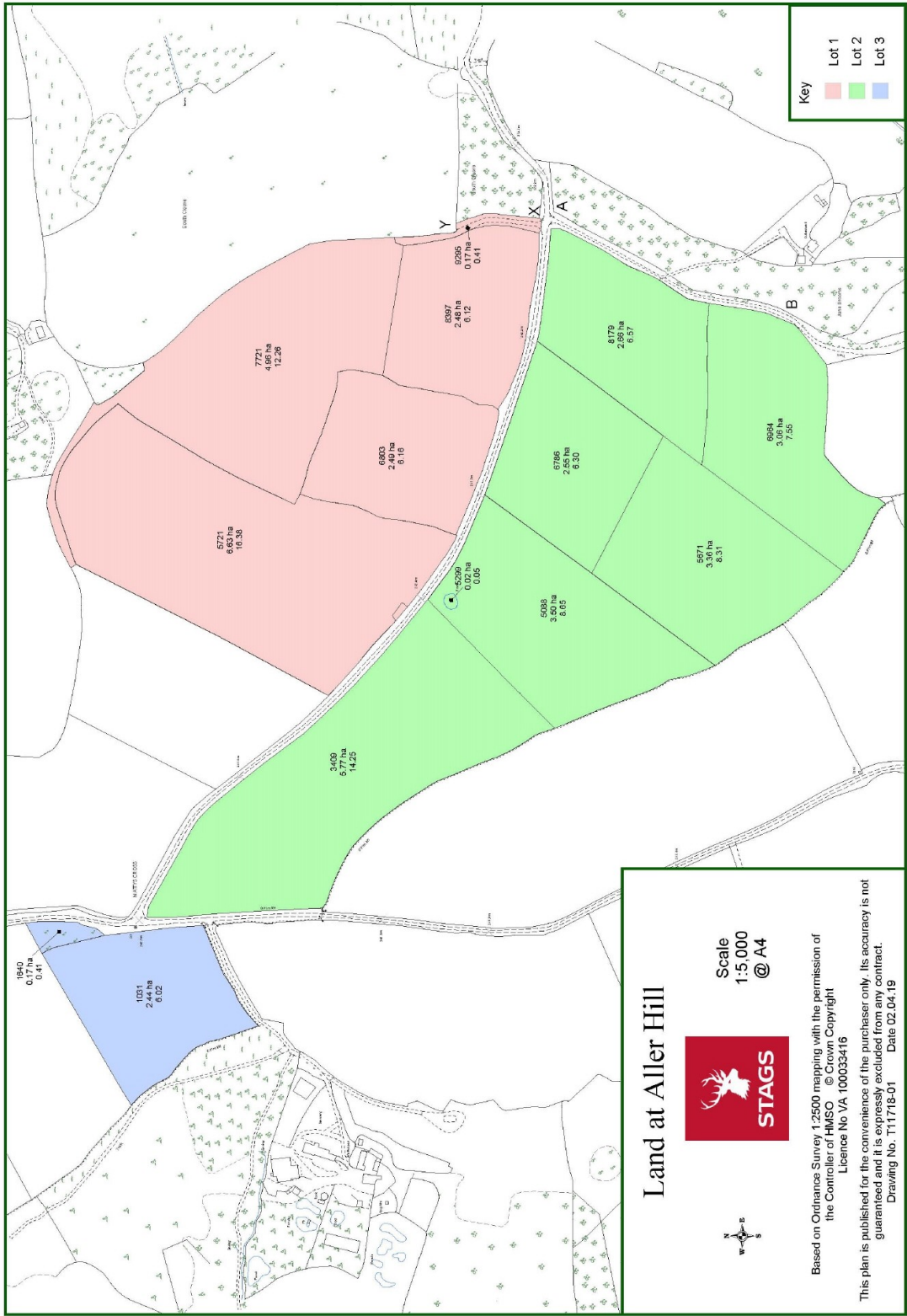
From the A30 junction with the A35 on the eastern end of Honiton, take the road signposted Combe Raleigh.

Continue along this road for approximately 6.4 miles (following the signs to Smeatharpe) and turn right at Jack's House Cross, signposted Upottery. Continue along this road for approximately ½ mile then at Riggles Cross turn right signposted Upottery. After approximately ¼ mile, Lot 3 will be found on the right hand side at Mathayes Cross. Turn left signposted Upottery and the entrance to Lot 2 is the first gateway on the right hand side and Lot 1 the second gateway on the left hand side.

### **WEB FIND REFERENCE: 101239**

### **DISCLAIMER**

These particulars are a guide only and are not to be relied upon for any purpose.



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
01392 680059  
farmagency@stags.co.uk



@StagsProperty