



Land at Penn Farm, Dunkeswell, Honiton, Devon EX14 4RN

A useful ringfenced block of grassland extending to approximately 33.28 acres near Dunkeswell village and airfield.

Dunkeswell 1.2 Miles - A30 (Honiton) 6.5 miles - Honiton 7 Miles

- For sale by private treaty
- Extending to approximately 33.28 acres (13.49 ha) in all
- Range of buildings requiring works
- Suitable for mowing and grazing
- Potential for environmental schemes & BNG
- Good access to Dunkeswell
- Freehold with Vacant Possession

Guide Price £300,000

01392 680059 | farms@stags.co.uk

SITUATION

The land at Penn Farm is position in an accessible rural location, approximately 1.8 miles north of Dunkeswell in East Devon. Dunkeswell provides a host of local amenities including a shop, garage and fuel station, pre-school and doctors surgery. Dunkeswell Airfield and Flightway Business park are within a short distance benefitting from a range of commercial and industrial units.

The market town of Honiton is located approximately 7 miles to the south. Honiton has an extensive range of services including a train station, three supermarkets and a range of pubs and cafes. The A30 provides provides good communication links to Exeter, Ilminster and other East Devon towns and villages.

DESCRIPTION

The land extends to approximately 33.28 acres (13.49 ha) of permanent grassland divided into good sized enclosures. The land is bordered by a combination of stockproof fencing and mature hedgerows, with gateways providing internal access. There is a range of general purpose farm buildings centred around a concrete yard, providing a useful cattle handling area. The buildings are in a depilated condition but may provide a useful footprint for new buildings (STP). There is an additional

Devon Linhay located in field number 2055. The fields to the east of the holding are overgrown and will require clearing, or may present potential for a range of environmental schemes.

The land is identified as grade 3/4 according to the Natural England Provisional Land Classification Maps. The soils may be mainly described as slightly acid loamy and clayey soils, mainly suited to autumn sown crops and grassland.

METHOD OF SALE

The land is offered for sale by private treaty.

ACCESS

Direct access from the public highway.

SERVICES

We understand that there are no services connected. Prospective purchasers must satisfy themselves as to the potential for future connections.

TENURE & POSSESSION

Freehold with vacant possession on completion.

DESIGNATIONS & LAND MANAGEMENT

The land is not subject to any environmental schemes. The land is located within the Blackdown Hills National Landscape (formerly Area of Outstanding Natural Beauty).



MINERAL & SPORTING RIGHTS

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

WAYLEAVES, EASEMENTS & 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. No public rights of way cross the land. There are services easements contained within a 1996 transfer. Further details are available from the selling agent.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

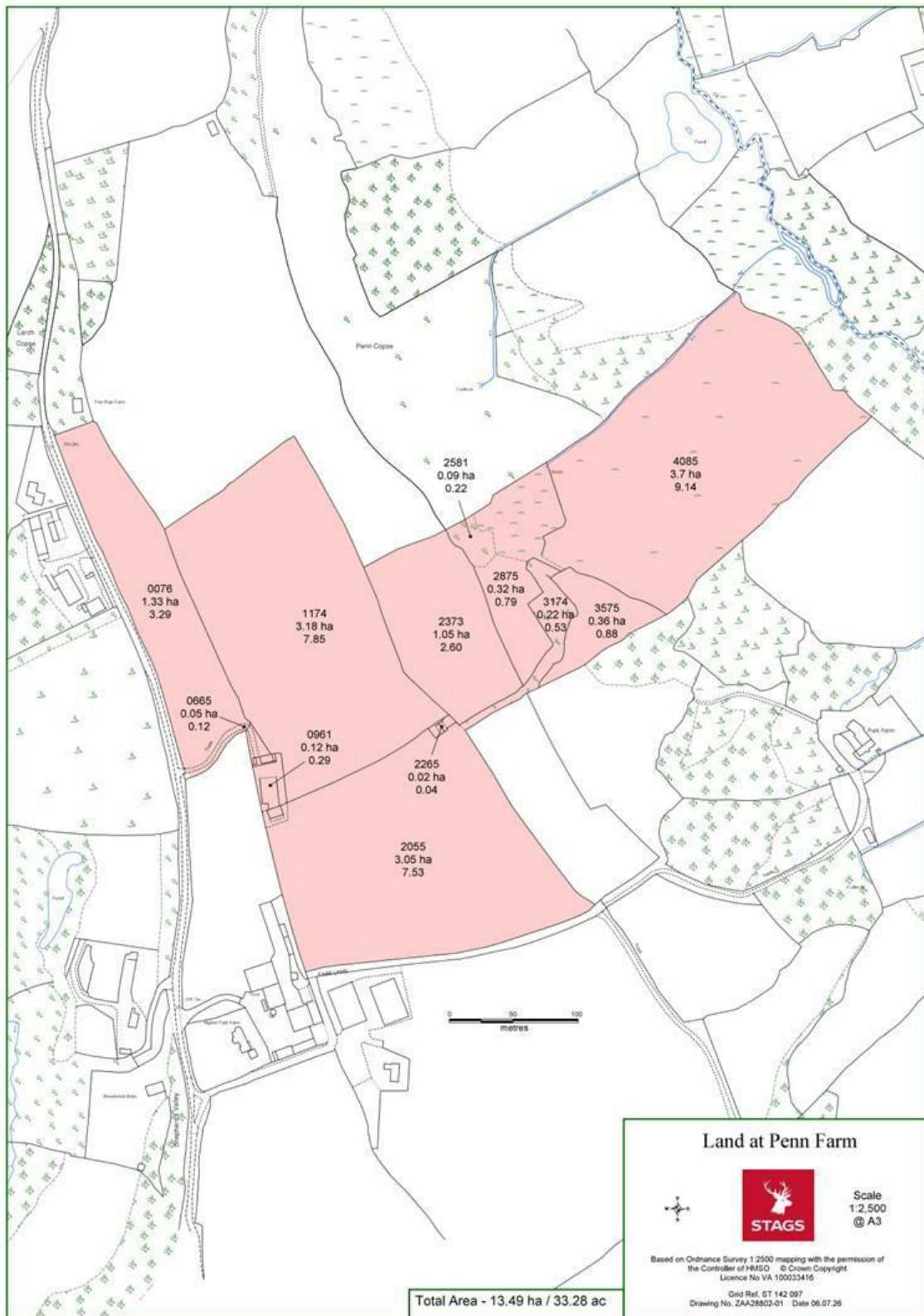
DIRECTIONS

From Dunkeswell, turn left onto Manleys Lane and follow the road through the old village for approximately 1.2 miles. At the Methodist Church, turn right onto Abbey Road and follow the road for approximately 0.5 miles. The land will be found on the right hand side as identified by the Stags for sale board.
What3words - ///devoured.martini.science

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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