

STAGS

Land near Two Gates Cross , Rackenford, Tiverton, Devon EX16 8DL

54.33 acres of accessible arable and grass land, adjoining the A361 (North Devon Link Road)

Tiverton 7 miles - M5 (J27) 13 miles - South Molton 11.5 miles

• Gently Sloping Farm Land • 54.33 Acres (21.98 Hectares) • Direct Road Access • Mains Water Connected (to LOT 1) • Access to the A361 Within 0.2 Miles • Available as a Whole or 2 Lots • For Sale by Private Treaty • FREEHOLD

Guide Price £540,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is situated near to the Two Gates Cross junction on the A361 (North Devon Link Road) within the parish of Rackenford in North Devon. Access to the A361 is within 0.2 miles and from here Tiverton lies approximately 7 miles to the south-east and the M5 motorway (Junction 27) is 13 miles to the east.

The market town of South Molton lies 11.5 miles to the west where there is a weekly livestock market.

DESCRIPTION

The land comprises two blocks of productive arable and grass land which total approximately 54.33 acres (21.98 hectares). The land lies at about 240 metres above sea level and has direct access to the public highway with the A361 at Two Gates Cross within 0.2 miles.

The land is classified as mostly grade 3 and the soils are described as being slowly permeable seasonally wet acid loamy and clayey soils.

The land is available as a whole and in two lots.

LOT 1 - GUIDE PRICE £230,000

LOT 1 totals approximately 22.93 acres (9.28 hectares) and comprises two gently sloping grass fields with a mostly south-west facing aspect and fine views to the south. The land has been used for mowing for grass silage production in recent years and has also grown cereal crops in the past.

LOT 2 - GUIDE PRICE £310,000

LOT 2 totals approximately 31.40 acres (12.71 hectares) and comprises five enclosures of grass land and a small area of tree cover. The land has a south and west facing aspect and has been used for mowing and grazing recently with some fields used for growing cereal crops in the past. This lot directly adjoins the A361 and has a small watercourse flowing through it.

SERVICES

LOT 1 - Mains water is connected.
LOT 2 - No services are currently connected. There is natural water available from a small watercourse and we understand that a mains water pipe passes through the land, through the field with the access gate from the road.

ACCESS

There is direct access to both lots from the public highway.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole and in two lots.

OVERAGE / DEVELOPMENT UPLIFT

The land will be sold subject to a development uplift (overage) deed on the following terms: Upon planning consent being granted for any residential or non-agricultural commercial or industrial use within a 30 year period from the completion date, the sellers will receive 25% of the increase in value (assessed by an independent valuer).









The overage deed will be drafted by the seller's solicitor once sale terms have been agreed.

DESIGNATIONS & LAND MANAGEMENT

Both lots are within a Nitrate Vulnerable Zone (NVZ). There are no active land management agreements.

COVENANT

A restrictive covenant was placed on LOT 2 in a conveyance dated 16th June 1989 which stated that the land shall not be used for noisy noxious or offensive trade or business or for any purpose which may become a nuisance, damage or annoyance to the owner of the retained land (land on the north side of the A361).

LOCAL AUTHORITY

North Devon District Council.

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.

There are no public rights of way passing through the land. There are water pipes passing underneath both Lot 1 and Lot 2.

BOUNDARY PLAN

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

VIEWING

Please call 01884 235705 or email: farms@stags.co.uk to arrange a viewing appointment.

DIRECTIONS

From the A361 at Two Gates Cross between South Molton and Tiverton, proceed south towards Rackenford and the access gates into the land will be found on the left and right after 0.2 miles.

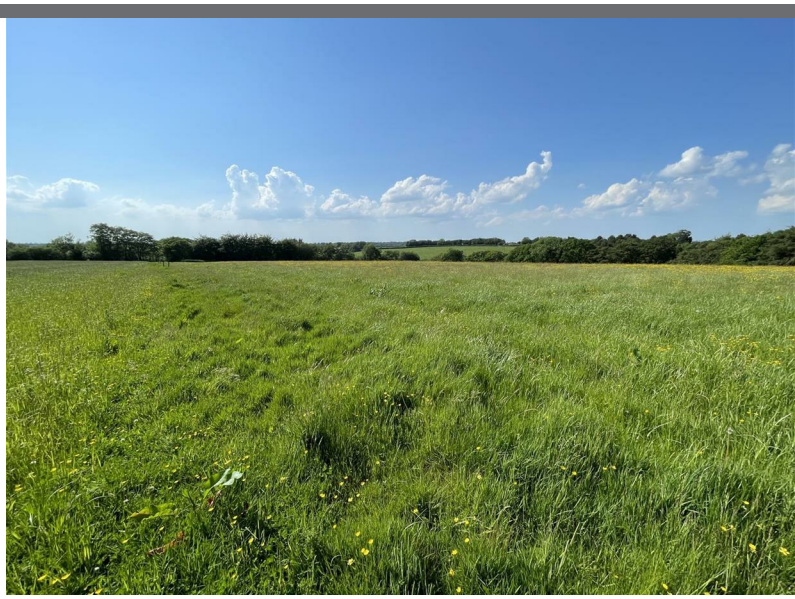
WHAT3WORDS

LOT 1: greyhound.self.pushes
LOT 2: disco.sailing.pavilions

DISCLAIMER

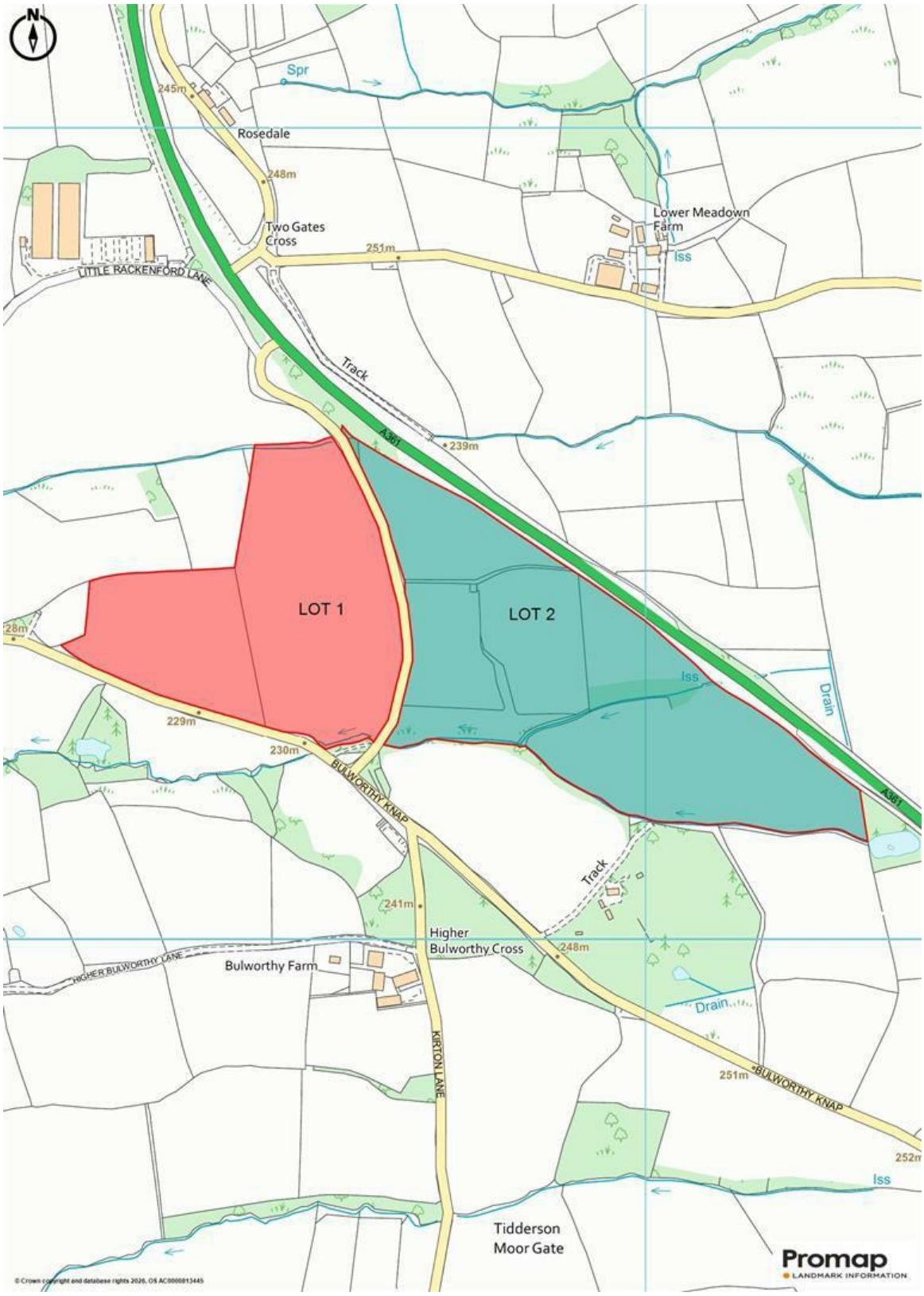
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