

Land at Higher East Horner Farm

Land at Higher East Horner Farm, Stockland, Honiton, EX14 9EY







Two gently sloping fields extending to about 9.03 acres (3.65 ha)

- Blackdown Hills National Landscape
- Wonderfully quiet
- Permanent Pasture
- Mature hedge banks
- Access via track
- In all about 9.03 acres (3.65 ha)
- Freehold
- Council Tax Exempt

Offers In Excess Of £60,000

SITUATION

Privately positioned the land is situated along an unmetalled road south from the popular village of Stockland. The village is set within the Blackdown Hills National Landscape, it has a well respected primary school, village hall and ancient Church of St Michael and All Angels. The villages of Membury and Dalwood are not far away also and the surrounding area has a wealth of quiet lanes, tracks, footpaths and bridleways.

The market towns of Honiton and Axminster offer a good range of amenities and stations on the London Waterloo line. The A30 provides access to the M5 and Exeter, which has excellent facilities and an international airport. Taunton is some 16 miles North with access to the M5 at Junction 25.

The nearby South coast provides a range of coastal pursuits with beaches at Lyme Regis, Branscombe, Seaton, Beer and Sidmouth.

DESCRIPTION

The land is split into two attractive gently sloping fields that have been in permeant pasture for a number of years, with stock fencing surrounded by mature hedge and tree lined banks over looking the Yarty valley.

In all the land extends to about 9.03 acres (3.65 ha)

METHOD OF SALE

Offers are invited over the guide price by private treaty.

SERVICES

There are two water troughs fed from mains water. Purchaser to install a sub meter.

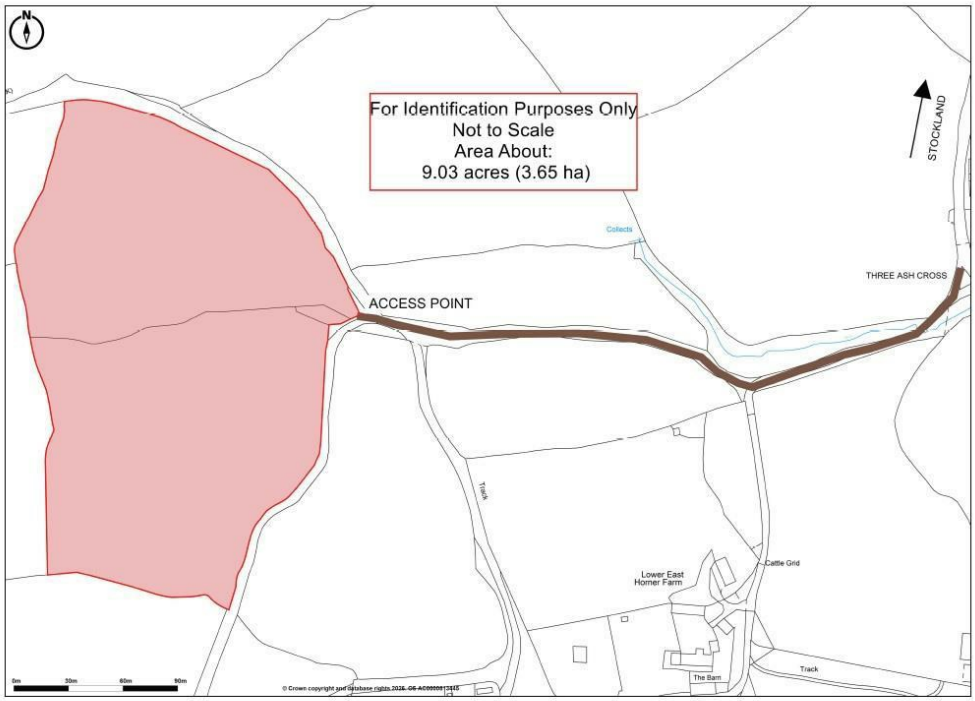
DIRECTIONS

From the centre of Stockland head past the school on your right heading to Kilmington. After leaving the village of Stockland continue for just over 1 mile. As the road bears around to the left, turn right marked Unmetalled road. Turn right again in just over 100 yards, go up through the track and bear right. After about 200 yards the entrance to the fields is on your left. Please note the track is only suitable for robust 4x4 vehicles.

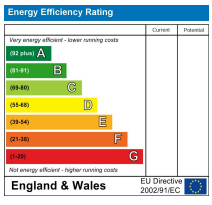
What3words - Turning off road - ///grief.half.intervals

Field - ///plots.backpack.poets





IMPORTANT: 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. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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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