

STAGS

Land at Alva Glen , Morchard Bishop, Crediton, Devon EX17 6SQ

About 4.69 acres of pasture

Morchard Bishop 0.8 mile - Copplestone 4 miles - Crediton 5.7 miles

• About 4.9 acres • Mains water connection available • Pasture field • Far reaching rural views • Freehold

Guide Price £80,000

01392 680059 | farms@stags.co.uk

SITUATION

The land parcel is situated about 0.8 of a mile south of Morchard Bishop on Sidborough Hill. The public highway runs to the east and reaches south to Copplestone (about 4 miles)

Morchard Bishop is a popular village with local amenities including a Church, school, pub, village store and medical practice.

The market town of Crediton lies about 5.7 miles south east where more extensive services, shops, amenities, hospitality venues and leisure facilities can be accessed.

DESCRIPTION

The land extends to about 4.69 acres of gently sloping pasture surrounded by mature hedges and trees.

The land has most recently been grazed by livestock and cut for crops of grass but suggests other uses, some of which could be subject to planning permission.

The land enjoys far reaching views over the surrounding countryside.

SERVICES

There will be a right to connect to a mains water supply subject to the installation of a sub-meter and stop-cock.

ACCESS

Access from the public highway by right of access over the entrance to a neighbouring land parcel (shaded brown on the sale plan).

TENURE AND POSSESSION

Freehold with vacant possession on completion.

RESTRICTIONS

No structures to be erected on the land other than stables which shall only be used for equestrian purposes. No part of the land to be used for storage of equipment, vehicles, scrap or materials.

LOCAL AUTHORITY

Mid Devon District Council (www.middevon.gov.uk)

SPORTING AND 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 public footpath crosses the land.
The land is reached by a right of access hatched brown on the sale plan.

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

By appointment only. Please contact Stags Farm Agency on 01392 680059.

WARNING

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

DIRECTIONS

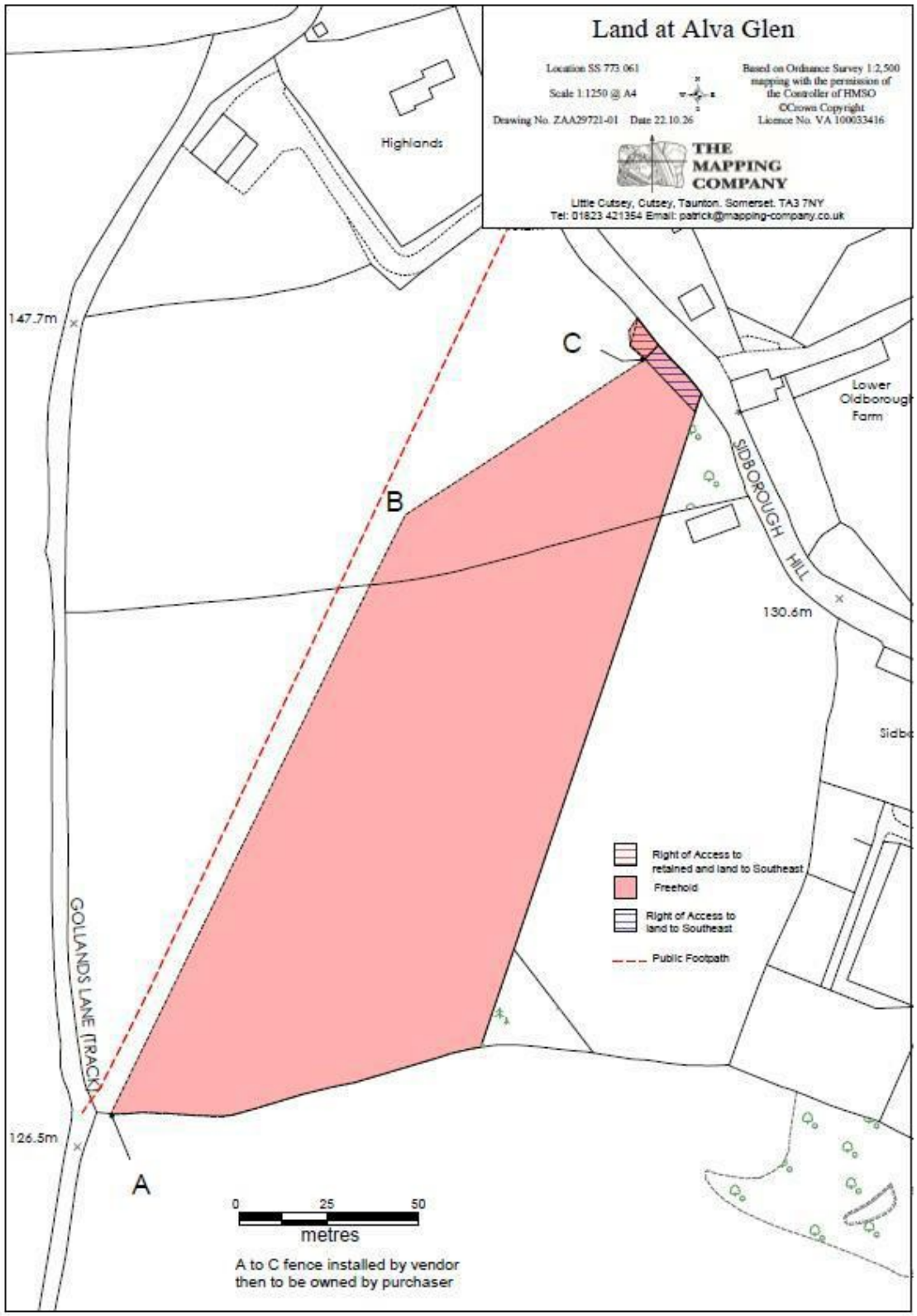
From the centre of Morchard Bishop and at the London Inn, head south of Polson Hill taking the left fork through Oldborough. Continue south for about 0.5 of a mile before arriving at the entrance to the land on the right. The field entrance is found down a short section of track.
Entrance from road: What3words///counts.overt.landed
Field entrance: ///handlebar.statue.smuggled











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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.