LaneCottrell
POWERED BY KELLERWILLIAMS.

West Country Rural Ltd
Coombe Farm Cottage,
Cheriton Bishop,
Exeter, Devon,
EX6 6JL

STABLES & PADDOCKS

FOR SALE

BY PRIVATE TREATY

Approximately 4.383 acres pasture land divided into three paddocks, with mobile stable block, connected to private mains water supply.

GUIDE PRICE £70,000

RICS

T 01647 24831 E lizzie@westcountryrural.co.uk www.westcountryrural.co.uk

Company Reg Number: 10294758

CAAV

SITUATION

The land is situated just outside the village of Cheriton Bishop, adjacent to Tillerton Farm off the road leading to Froggy Mill. The land is accessed via the well stoned and signed public bridleway. Post code EX6 6ER.

DIRECTIONS

From all directions - Take the A30 to Cheriton Bishop, take the exit signposted Cheriton Bishop, follow signposts towards Tedburn St Mary. Once on Goldcross Hill, after 100m take the first left turn signposted to Crediton. Follow for 1.1 miles to Twisted Oak cross, where you turn left. Follow the lane downhill for 0.2 miles, the road sweeps around to the left, the land is located approx. 130m down the bridleway in front of you and is identified with a WCR For Sale board.

DESCRIPTION

The land comprises approximately 4.383 acres (1.774ha) of productive gently sloping pasture land well fenced into three paddocks. The land has historically been grazed by sheep and cattle throughout the year and cut for hay. For the last twelve months the land has been grazed by two ponies and a small number of sheep.

The land faces north west and offers superb views of the surrounding Devon countryside, with mature woodland shelter belts to all sides providing good shelter from both rain and shine.

There is a mobile timber stable block set on skids and therefore believed to be exempt of planning permission on site. Stable sizes 12'x10', 12'x12' and pony/feed room 9'x8' with additional storage area in front of the smallest stable. The stables are rigged with LED lighting which have been powered by a portable battery unit (not included with the sale). The fencing is able to be electrified and a portable solar battery has been successfully used for this purpose.

The land is located adjacent to a public bridleway, giving good access to an extensive network of country lanes and good hacking.

SERVICES

There is private, separately metered mains water supply connected to the land. Mains electricity may be available for connection at the public highway, but purchasers are advised to make their own enquiries.

TENURE

The land is offered freehold with vacant possession available upon completion of sale.

WAYLEAVES AND EASEMENTS

There are no known public or private rights of way affecting the property.

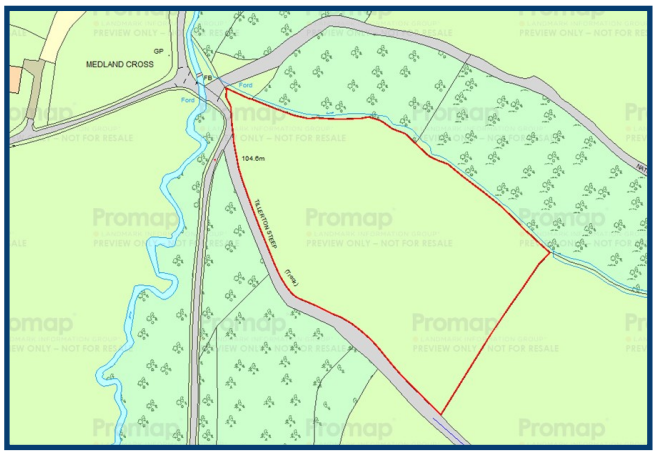
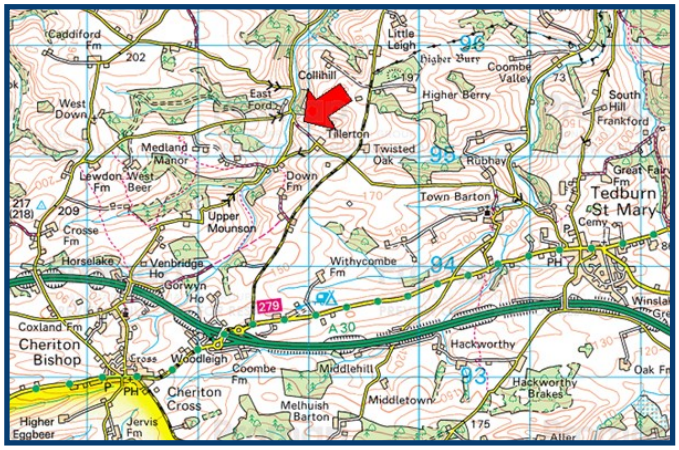
METHOD OF SALE

This land is offered for sale by **PRIVATE TREATY.** If you would like further details or to discuss the property please contact the Agent, Lizzie Burton 01647 24831 or email lizzie@westcountryrural.co.uk

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton EX16 6PP Tel. 01884 255255

Devon County Council, County Hall, Topsham Road, Exeter Devon, EX2 4QD Tel. 0845 155 1015

VIEWINGS

Strictly by appointment with the selling agents, West Country Rural Ltd.