

Source: Promap

Land at Luttrell Farm,
Old Tiverton Road,
Bampton,
Tiverton,
Devon

Offers in the region of £30,000

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Approximately 3.35 acres of permanent pasture near to the market town of Bampton.

DESCRIPTION: The permanent pasture extends to approximately 3.5 acres and forms one field parcel. The land is gently sloping and is free draining. The parcel is bordered by Devon banks with a mature hedge; the pasture adjoins a woodland on the southern boundary.

The field is accessed via a five bar gate from a quiet country lane.

The land would ideally be suited for equestrian or a small holding enterprise.

BASIC PAYMENT SCHEME: The land is not registered with the Rural Payments Agency, therefore, no entitlements are claimed.

SPORTING RIGHTS: The sporting rights over the freehold are included in the sale in so far as they are owned.

SERVICES: Mains water by meter is available.

ACCESS: Gated road access.

TENURE: Freehold with vacant possession.

WAYLEAVES, RIGHTS OF WAY: The land is sold subject to and with the benefit of any wayleaves agreement in respect of any electricity or telephone poles, wires, stays, cables, etc., or water or drainage pipes etc, either passing upon, over or under it. There are no footpaths crossing the land.

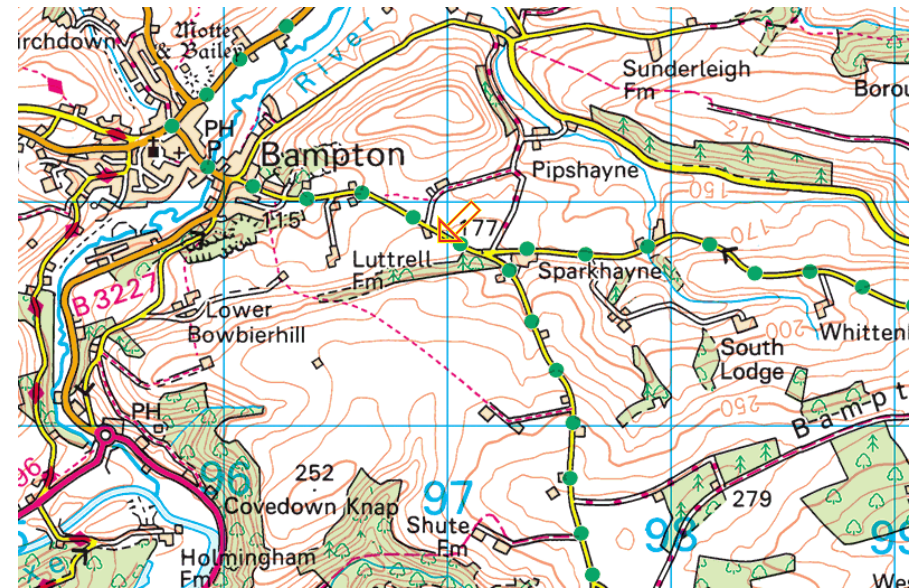
METHOD OF SALE: Private Treaty.

VIEWING: With a set of sales particulars in hand from the agents.

DATE OF INFORMATION: Photographs and particulars taken July 2015.

LOCAL AUTHORITY: Mid Devon District Council

POST CODE (nearest): EX16 9DP



Source: Street Map

DIRECTIONS: From the square in Bampton, proceed towards Tiverton. Proceed past the Quarrymans Rest and up the slight hill. Upon the corner, turn left signposted to Huntsham. Proceed along the Old Tiverton Road, passing Luttrell Farm on the left. The land can be found a short distance on the right hand side indicated by our For Sale board. NB. Google Maps will take you to the centre of the postcode area and NOT necessarily the specific property. Please follow our directions.

Important Notice: Whilst we, Geoffrey Clapp Associates (GCA), make every attempt to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the Property. No appliances have been tested and no warranty given by GCA in relation to this property. It is the responsibility of any intending purchaser to check the property is available to view before setting out. Neither GCA nor the Vendor accept any responsibility for failed viewings.