



Land near Bentwitchen , Bentwitchen, South Molton, Devon  
EX36 3HA

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Level and gently sloping grass land within the south-western boundary of the Exmoor National Park

Brayford 2.8 miles - North Molton 4 miles - South Molton 7 miles

• Farm Land • 21.88 Acres (8.85 Hectares) • Natural Water from a Stream • Direct road Access • For Sale by Private Treaty

Guide Price £125,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## SITUATION

The land lies to the south of Bentwitchen, a small hamlet on within the south-western boundary of the Exmoor National Park. The village of Brayford is 2.8 miles to the west and North Molton is 4 miles south of the land.

The market town of South Molton is 7 miles to the south and provides a weekly livestock market. Access to the A361 (North Devon Link Road) is within 6 miles of the land.

## DESCRIPTION

The totals 21.88 acres (8.85 hectares) and lies to the south-east of Bentwitchen within two enclosures of pasture. The land is mostly grass and has access to a stream which flows along the eastern boundary and the field boundaries are mostly traditional hedge-banks.

The land lies to the south of Bentwitchen with stunning views towards the open moor. The soils are described as 'freely draining slightly acidic loamy soils' by the National Soils Resource Institute and at its highest, the land lies at approximately 300 metres above sea level.

## SERVICES

There is natural water from a stream. No mains services are connected.

## ACCESS

The land has direct access from a council maintained road.

## METHOD OF SALE

The land is offered for sale by private treaty.

## TENURE & POSSESSION

The land is owned freehold and is let out on an annual grazing licence.

## BASIC PAYMENT SCHEME (BPS)

The land is registered for entitlements under the Basic Payment Scheme. The entitlements will be made available to the purchaser upon request.

## LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).



Exmoor National Park Authority. Tel: 01398 323665.  
Info@exmoor-nationalpark.gov.uk.

## DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

## LAND PLAN

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## SPORTING & MINERAL RIGHTS

The hunting rights are reserved to the Badgworthy Land Company. The shooting and mineral rights are not within the seller's ownership.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There is a public footpath passing across LOT 2.

## VIEWING

Strictly by prior appointment with Stags. Please call: 01769 572263 to arrange an appointment.

## DIRECTIONS

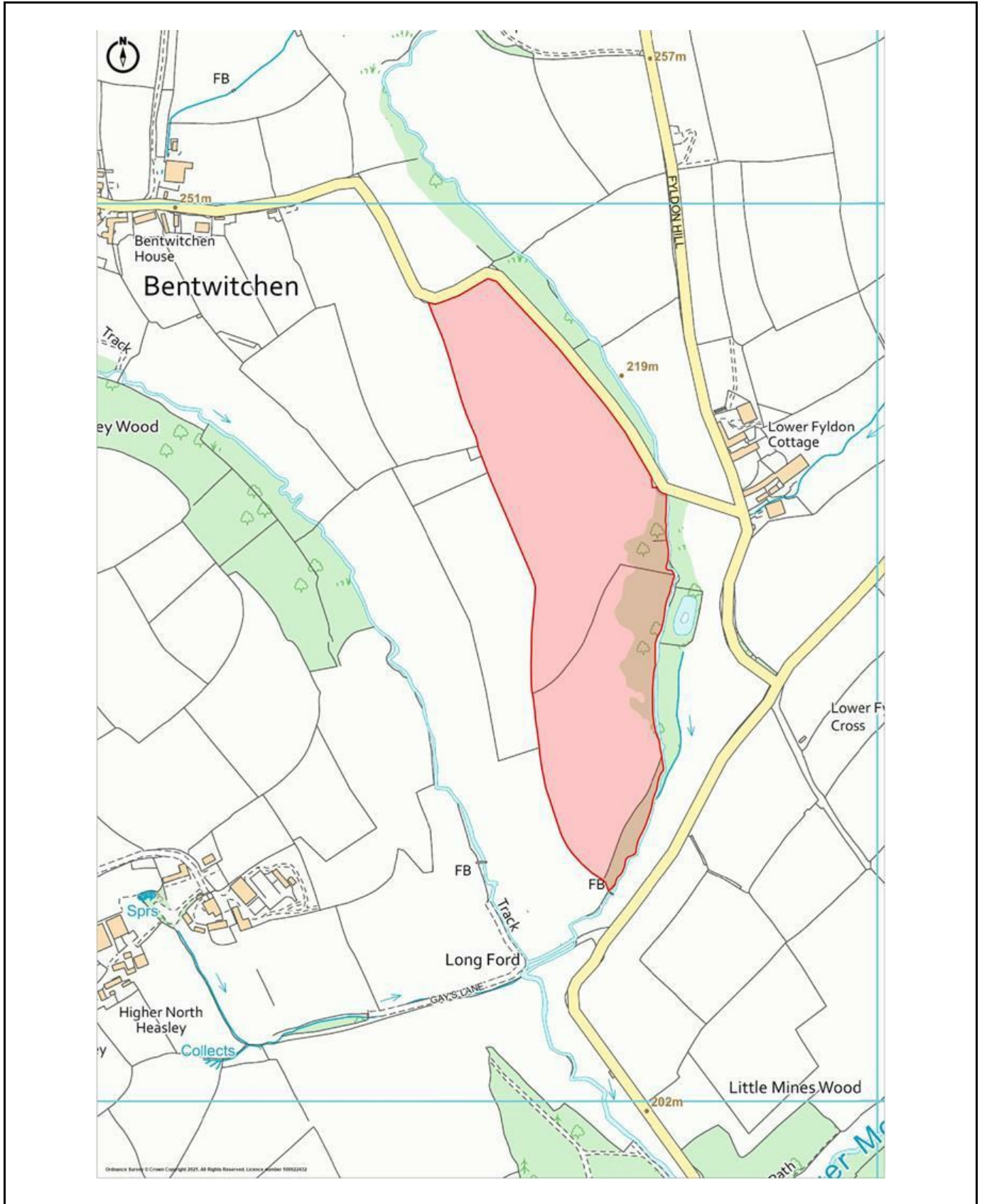
From the A361 (North Devon Link Road) at the Aller Cross roundabout proceed north signposted towards Brayford on the A399. Stay on this road for approximately 1.4 miles and at Northland Cross turn right signed towards Simonsbath. Continue on this road for about 3 miles and at Yardewells Cross turn right signed to Bentwitchen.

After just under 1 mile and upon entering the hamlet of Bentwitchen, continue along this road around a sharp right bend and at the following sharp left bend, the land will be found on the right.

## DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.





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