



Land at Lower Rill , Shillingford, Tiverton, Devon EX16 9BD

7.57 acres of pasture land with gated road access
and water

Shillingford 1 mile, Bampton 2.8 miles, Wiveliscombe 6.8 miles

• 7.57 Acres • Gently Sloping Pasture Land • Gated Road Access • Water

Guide Price £75,000

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SITUATION

The land lies on the outskirts of the village of Shillingford in a rural location with access from a quiet back lane. The popular town of Bampton is just 3 miles away and has a good range of local shops, public houses, a post office, primary school and parish church.

A more comprehensive range of amenities can be found in Tiverton, where there is also access to Junction 27 of the M5 motorway and Tiverton Parkway Station.

DESCRIPTION

The land totals 7.57 acres and comprises two enclosures divided by a hedge line, with gently sloping pasture and two gated road access points. The outer boundaries are mostly earth and hedge banks with stock proof fencing.

SERVICES

There are no mains services connected but the land benefits from a private water supply.

BASIC PAYMENT SCHEME (BPS)

There are no entitlements included in the sale.

TENURE

Freehold with vacant possession on completion.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way. None known.

PLANS & BOUNDARY FENCES

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.

AGENTS NOTE

Our vendor reserves the right to offer the property for sale by informal tender should there be considerable interest.

WARNING

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

DIRECTIONS

From Tiverton, proceed north on the A396 towards Bampton. At the first roundabout (Exeter Inn) continue straight over and into the centre of Bampton. At the far junction turn right onto the B3227 signposted to Wiveliscombe. After 1.8 miles pass through Shillingford and after a further mile, turn right just after the village hall. The land will be found a short distance on the left hand side, identified by our for sale board.



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