



Land at Shillingford

| Tiverton, Devon

| **Carter Jonas**

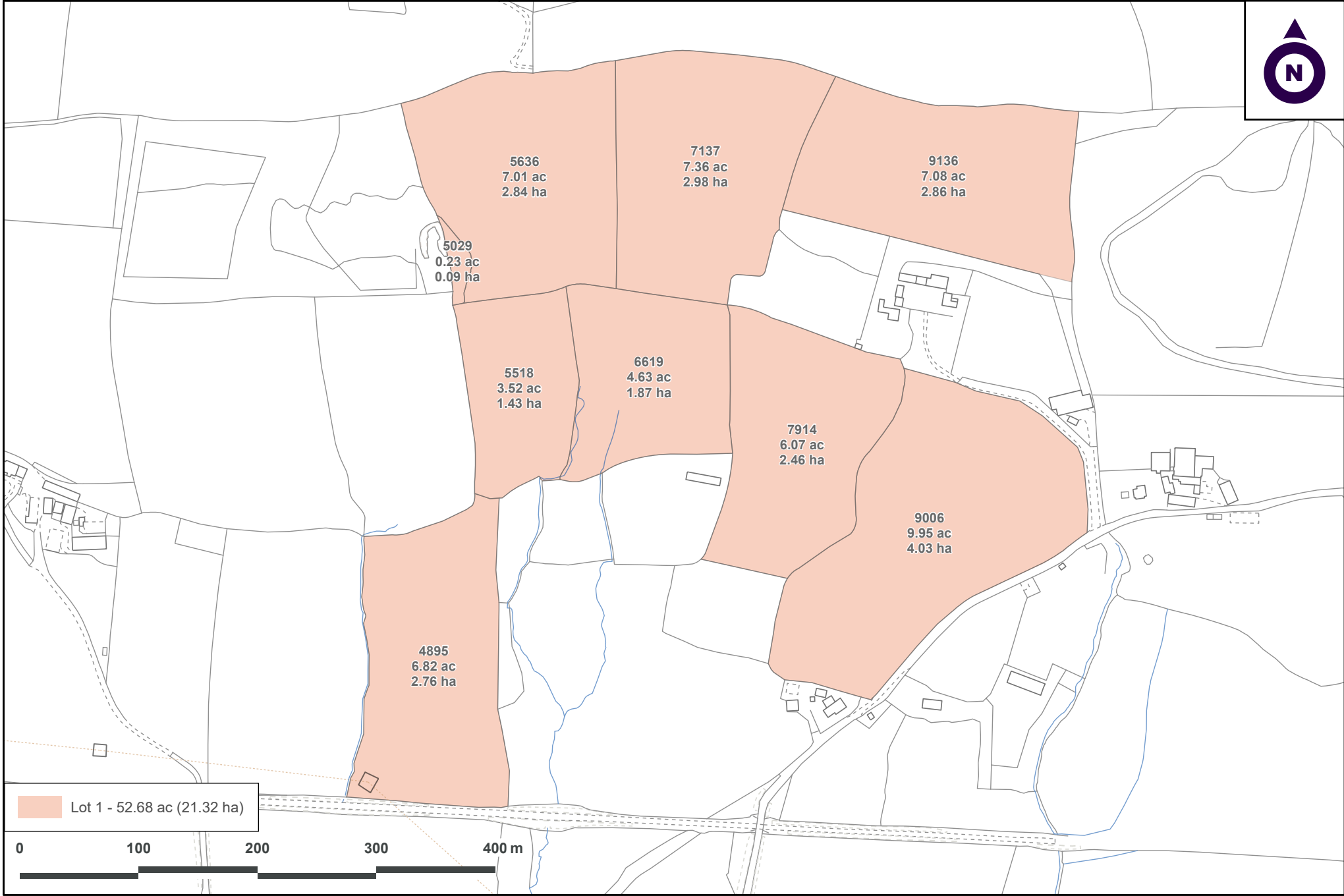
Land at Shillingford
Tiverton
Devon
EX16 9BQ

52.68 acres of rolling
permanent pasture offering
a wide range of agricultural,
equestrian, or biodiversity
opportunities.

The land is currently divided into a number of
good-sized, manageable enclosures, enjoying
its main access off a council-maintained road.

For sale as a whole by private treaty.

Carter Jonas



Property

Totalling some 52.68 acres, the land
comprises attractive permanent pasture
currently divided into a number of good-
sized, well-shaped enclosures, with an
abundance of mature hedgerow trees. The
pasture offers a wide range of diversity
within its swards, providing an abundance
of vegetation and an excellent habitat for
wildlife.

Set in a secluded position and an area of
high amenity value, the land, which has
been farmed sympathetically, offers privacy
and the opportunity to develop a wide
range of agricultural, equestrian, sporting,
or biodiversity opportunities.

Location

The land is located on the Somerset-Devon
border, some 5 miles from the village of
Shillingford to the west, and to the east
is the small town of Wiveliscombe, which
offers a wide range of shopping, scholastic,
and social facilities. The land is situated
in beautiful rolling countryside, a short
distance from both Exmoor National Park
and the foot of the Brendon Hills.

Method of Sale

The land is offered for sale by private treaty as a whole.

Tenure & Possession

The land will be sold with vacant possession.

Services

The land is serviced by both a private spring water supply and a shared borehole.

Sporting

All sporting is in-hand.

Environmental Schemes

There are no environmental schemes currently in place.

Rights of Way

There are no public footpaths passing through the holding. A neighbour has a right of access to service their land.

Local Authority

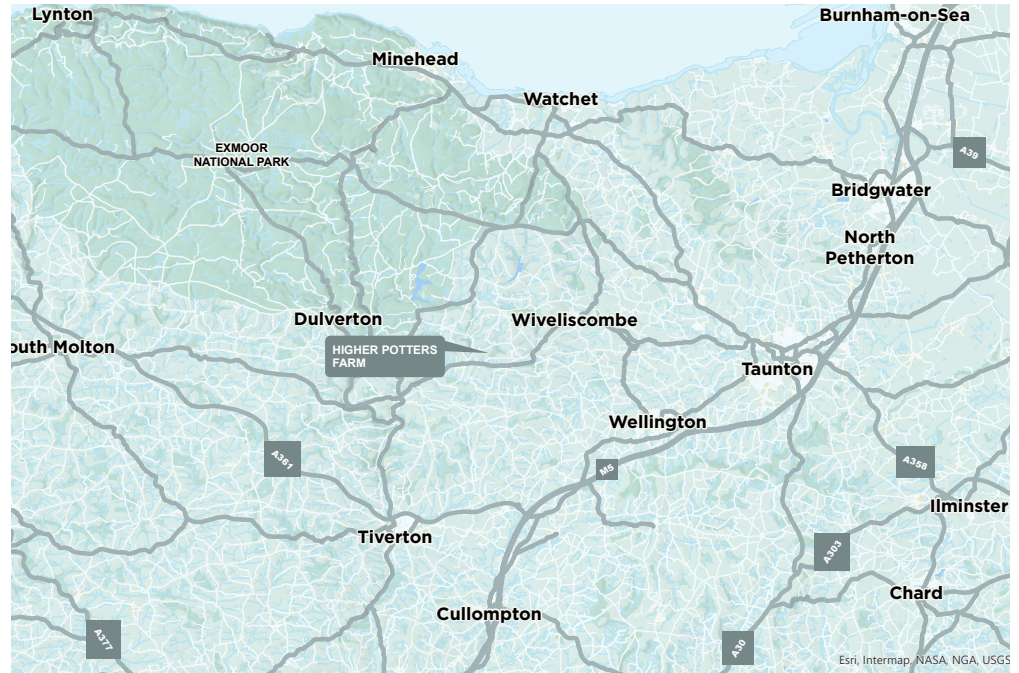
Mid Devon District Council
www.middevon.gov.uk

Designation

The land lies outside of a national landscape (formerly an Area of Outstanding Natural Beauty).

carterjonas.co.uk

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