

Andrew Lane Ltd

Registered Office:
Wisteria Cottage
Iddesleigh
Winkleigh
Devon
EX19 8BG

Incorporated in England
Reg No. 6458232

01837 810845
07799 036143

ajlane1@btinternet.com

www.andrewlane.biz

Regulated by RICS

COTT MARSH
EGGESFORD
DEVON EX18 7QT

A BLOCK OF 18 ACRES OF RIVER MEADOWS



Road and River frontage

Traditional Westcountry fattening meadow

Investment property – good letting potential

Natural water

In the Taw Valley close to A377 & Tarka Line (Eggesford Station)

Chawleigh 2 miles - Chulmleigh 2 miles

GUIDE PRICE £130,000

Situation

Cott Marsh is situated in the Taw Valley in the middle reaches of this renowned agricultural area. The land is close to the A377 Barnstaple to Exeter road and the Tarka Line (Eggesford Station). Chulmleigh & Chawleigh are both 2 miles distant

The Property

Cott Marsh was once part of the Eggesford Estate, it comprises approximately 15.7 acres of river meadows in 2 parcels with a further parcel of scrub (2.3 acres). The largest parcel (15 acres) is laid to permanent pasture of the type famed for fattening livestock. Access to the land is from a parish road and a short length of lane. The smaller parcel and the scrub provide both environmental and amenity interest.

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Basic Payment Scheme

The land is registered on Rural Land Register and has been used to qualify a BPS claim for 2020. The vendors will retain the payment. Entitlements can be acquired by separate negotiation.

Local Authority

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP. Telephone No: 01884 255255.

Health and Safety

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly amongst grazing livestock.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

The owner of the fishing rights has a right of access over the property including a right to

maintain and manage the river bank and vegetation.

Viewing

Strictly by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Directions

From A377 at Eggesford Station take the Winkleigh road where the property will be found on the right immediately after the level crossing.

Post Code: EX18 7QT Grid Ref: SS 680 118

Important Notice

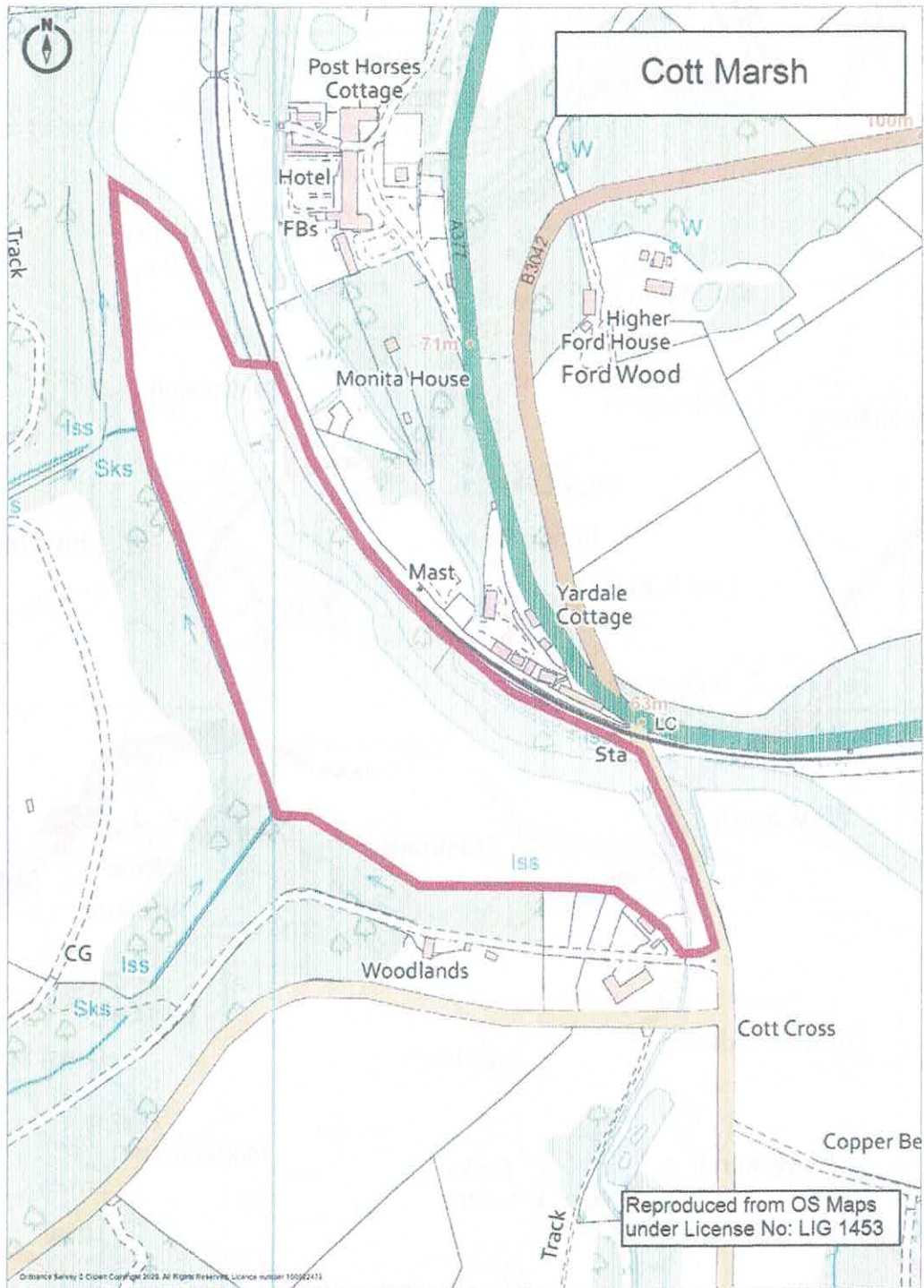
Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details
3. are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
4. No person in the employment of Andrew lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
5. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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