



East Anstey

NANCEKIVELL&CO



Oak Top Farm, East Anstey, Tiverton, Devon, EX16 9JX

GUIDE PRICE £450,000

RARE TO THE MARKET A 11.35 ACRE BLOCK OF PASTURE INCLUDING 2.75 ACRES MIXED WOODLAND SET IN A QUIET RURAL LOCATION WITH A SERIES OF TIMBER BUILDINGS OCCUPIED SINCE 2011 WITH THE BENEFIT OF A SECTION 106 AGREEMENT TO ALLOW RESIDENTIAL USE ON PART OF THE SITE SET AT THE END OF A HARDENED TRACK WITH A NATURAL WATER SUPPLY.

- 11.35 Acres Pasture and Woodland
- Series of Timber buildings on site and occupied since 2011
- Quiet woodside location overlooking unspoilt farmland
- Council Road Access
- Natural Water supply
- Includes 2.75 Acres mixed woodland
- Potential off Grid location
- Offers good privacy and seclusion



PLANNING

PART OF THE SITE HAS A SECTION 106 PLANNING CONSENT FROM MID DEVON COUNCIL FOR RESIDENTIAL USE. WE UNDERSTAND FROM THE VENDOR THAT THE BUILDINGS HAVE BEEN OCCUPIED SINCE 2011.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

W3W///holly.unhappily.await

SITUATION

The property sits in the parish of East Anstey off Woodburn hill surrounded by agricultural farm land with easy access from the A361 and or the B3227

THE BUILDINGS

There is a cluster of 3 timber framed buildings set at the end of a hardened track as per the photos with a separate block currently used as a wc.

THE PASTURE LAND

This is a ring fenced block of pasture 8.60 acres of level or gently sloping running down to a stream border on the Western boundary subdivided into paddocks with council road access. There is a lovely mature Oak tree in the higher meadow.

THE WOODLAND

The woodland sits at the Northern end of the site being a mixture of both coniferous and deciduous trees in a single block which runs down to a stream. There is separate council road access to the wood in the NE corner.

LAND REGISTRY TITLE NUMBER

DN532198

SERVICES

There are no mains services connected.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

TENURE

The property is freehold and will be offered for sale with vacant possession.





LOCAL AUTHORITY

<https://www.middevon.gov.uk>

IMPORTANT NOTICE

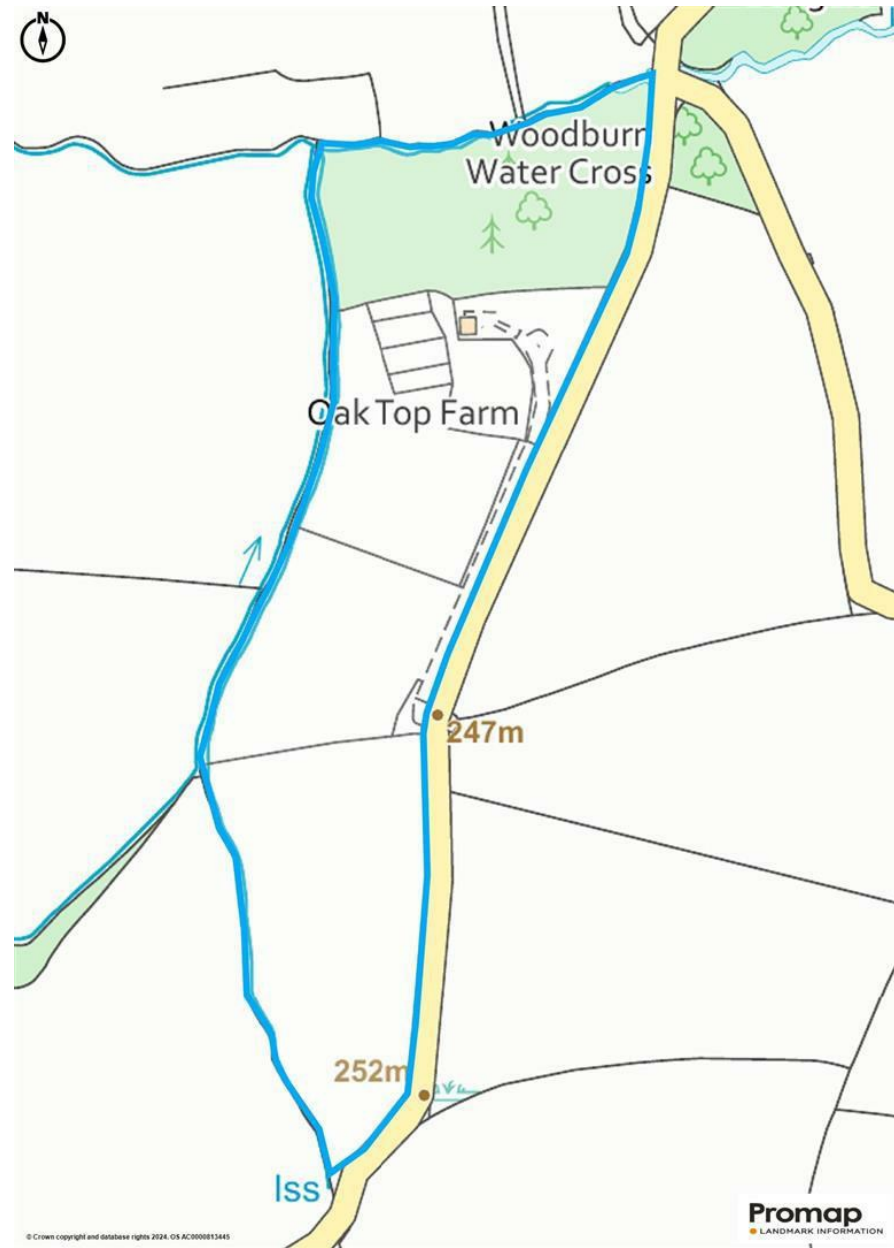
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