

# Seddons



Approximately 6.75 acres of pasture land with road frontage and mains water situated in the village of Withleigh

**Land At Withleigh,  
Withleigh, Tiverton, Devon,  
EX16 8JJ**

**Guide Price £65,000**

- 6.75 acres
- Mains water
- Road frontage
- Pastureland

**For all enquiries please contact  
Seddons Farms on 01884 253500**

**farms@seddons.com**



[www.seddons.com](http://www.seddons.com)

**Description:** Land at Withleigh comprises approximately 6.75 acres (2.73 hectares) of sloping pastureland located on the outskirts of Withleigh. The land is a single enclosure and benefits from a mains water supply. The field has mature Devon hedgebanks as boundaries to three sides and a stock fence to the remaining side.

**Access:** The vendors currently use the track which adjoins the council road opposite Withleigh church, although there is a gateway onto the main road.

**Services:** Mains water supply.

**Single Farm Payment:** The land has been registered with the Rural Land Registry and Single Farm Payment is claimed on the land. The vendor has claimed Single Farm Payment for 2012 and it is a condition of sale that the purchaser will take over the vendor's cross compliance responsibilities up to the end of the scheme year. The Single Farm Payment Entitlements are included within the sale price and will be transferred to the successful purchaser on completion.

**Wayleaves, Rights of Way, Etc:** The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc. or water or drainage pipes etc, either passing upon, over or under it.

**Tenure and Possession:** Freehold with vacant possession upon completion.

**Viewing:** Strictly by appointment with the sole agent Seddons during all reasonable daylight hours and with a copy of these particulars.

**Directions:** From Tiverton take the B3137 from the Witheridge Road for approximately 2.5 miles until you enter the village of Withleigh. Slow here, and proceed through village before finding a right hand turn signposted to the church and village hall. Proceed up this road whereupon the village hall will be found on the left hand side and the lane giving access to the land will be found on the right hand side.



BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • DULVERTON 01398 324488 • HONITON 01404 44100 • TIVERTON 01884 253500

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Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify the position for you.

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