



Cadeleigh

NANCEKIVELL&CO





# Daggeridge Farm, Cadeleigh, Tiverton, Devon, EX16 8HU

GUIDE PRICE £500,000

- Agricultural Occupancy Condition
- 2 Bed Caravan
- Glorious surrounding countryside
- Mains Water
- 21.5 Acres Pasture
- 9.75 Acres deciduous woodland
- Solar and diesel generator Elec
- 60ft by 30ft Agricultural building





RARE TO THE MARKET A 31.25 ACRE HOLDING INC 9.75 ACRES OF DECIDUOUS WOODLAND STREAM BORDERED, A MOBILE HOME , 60FT BY 30FT AGRICULTURAL BUILDING, MAINS WATER, SOLAR AND DIESEL GENERATOR ELECTRIC AND PRIVATE SEPTIC TANK DRAINAGE. THE PROPERTY IS SET IN A VERY QUIET PART OF DEVON WITH NO NEIGHBOURS ADJACENT TO A QUIET COUNTRY LANE WITH LOVELY VIEWS OVER UNSPOILT RUAL DEVON COUNTRYSIDE.

#### **PLANNING**

Planning permission was granted for the siting of a caravan 28/08/2001 ref 4/09/96/690 Mid Devon Council subject to an Agricultural occupancy restriction until December 2006.

The caravan has been continuously occupied prior to and since without any enforcement notice from Mid Devon Council so a Certificate of Lawful use is likely to follow but purchasers must make their own enquiries re planning and not rely on the above prior to a purchase.

#### **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**

<https://w3w.co/decoder.dentures.truffles>

#### **SITUATION**

The property is set adjacent to a quiet public country lane with no neighbours surrounded by glorious Devon rolling countryside between Tiverton and Crediton.

#### **THE CARAVAN**

The caravan has two bedrooms, Kitchen, Hall, L shaped Lounge with woodburner and a Bathroom .

#### **THE AGRICULTURAL BUILDINGS**

Situated at the entrance to the farm this is a 60ft by 30ft Clear span building of wood frame and GI roofing ( with solar panels) and cladding. There is also an extension to the North and a generator shed.

#### **THE LAND**

The land extends in total to some 31.25 Acres of which approx 21.5 Acres are down to three adjacent enclosures of permanent pasture bordered by Devon banks each with road access along the full length of the southern boundary.







### **THE WOODLAND**

A lovely block of approx 9.75 acres of deciduous trees inc Ash, Oak, Beech and Holly set on a sloping site with an access track down to the stream boundary. This is a completely untouched area of woodland of high landscape appeal.

### **SERVICES**

Mains water supply, septic tank drainage. Elec by Diesel 7.5 KVA Generator and solar panels.

### **AOC**

The property is subject to an Agricultural occupancy condition. Contact the agents for further information.

### **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**

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.









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