



Land at Brampford Speke

Exeter, Devon

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Brampford Speke 0.24 miles, Exeter 3.8 miles, Crediton 5.53 miles, A38 and M5 6.61 miles

A beautiful block of permanent grassland on the banks of the river Exe and outskirts of Brampford Speke village.

*25.81 acres divided into three enclosures bordered by the River Exe
Grazing pasture on alluvial soils with diverse & varied wildlife habitat and amenity value.*

LOCATION The land is a "stone's throw" from the picturesque and thriving village of Brampford Speke. It is conveniently four miles from the historic cathedral city of Exeter. This land includes many of the qualities that make Devon some of the most beautiful countryside in England.

DESCRIPTION The 25.81 acres (10.46 hectares) of land, split into three enclosures, is currently down to permanent pasture which makes highly valued seasonal grazing. Two of the fields border a beautiful stretch of the river Exe. The Exe creates a scenic backdrop which also provides habitat for wildlife such as Kingfishers and Egrets.

ACCESS The land can be accessed by foot from Chapel Road in the village of Brampford Speke over a public footbridge indicated at point A on the map and along a public footpath to point C. There are also permissive vehicular access rights over a ford through a gate located on Dunsford Hill Road which leaves Brampford Speke village at point B on the sale plan and crosses the River Exe.

BOUNDARIES Field boundaries consist of mature hedges interspersed with established broadleaf trees and 15' gates. There is mature willow by the river in the furthest enclosure to the West. The land adjoins a dismantled railway line which runs along the eastern boundary. It is possible to see the footings of the old railway bridge in the river.

RIGHTS OF WAY The Exe Valley Way footpath passes across the land from point C to Point D.

WATER Livestock can be watered in the River Exe. There is no mains water.

SOIL TYPE The land is classified as Grade IV on the MAFF Agriculture Land Classification. The soil type is Teme which is a river alluvium described as being a deep stoneless permeable silty soil. Some similar soils are variably affected by ground water. Gravelly subsoils in places, flat land, risk of flooding.

LOTING The land is available as a whole.

SPORTING, SHOOTING, TIMBER & MINERAL RIGHTS These rights are included in the sale except for fishing. The land and river offer excellent wild fowling opportunities.

ENVIRONMENTAL & AGRICULTURAL SCHEMES The land is not in any environmental or agricultural scheme. The land was in the Countryside Stewardship Scheme for 20 years until 2013. The land is designated as a Site of Special Scientific Interest for earth heritage and is within Unit ID 1003778 and 1025395. Please refer to www.sssi.naturalengland.org.uk/Special/sssi/old/OLD1005525.pdf for details of operations which are likely to damage the special interest.

ENTITLEMENTS There are no entitlements offered with the land.

TENURE The freehold is offered with vacant possession.

DIRECTIONS From Exeter take the A377 north. Turn right at the end of Cowley village along Upton Pyne Hill. Follow this road until you reach Brampford Cross at this point turn right up Burrigge road for one mile. Follow the road around to the left onto the main road through Brampford Speke named Croft Cottages. Continue through the village and take the fourth right, immediately turning right again onto Chapel Road. Continue for 20 meters where you can park on the roadside opposite the school. From there follow the road on foot taking the footpath left, opposite the chapel. Follow the footpath over the bridge turning left on the other side. Continue straight and take the right fork where the path bifurcates. You will find the entrance to the land through the gate located 20m further along this path.

VIEWING At any time during daylight hours with a copy of these particulars to hand. Please close all gates behind you and take care if livestock are present. Please call the Vendor's agent to check if any 'lively' stock are present. Please only view on foot via the public foot path from Brampford Speke. Do not attempt to cross the ford without first consulting the Vendor's agent.

AUTHORITIES **East Devon District Council**, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL TEL: 01395 516661 . **Rural Payments Agency**, PO Box 1058, Lancaster House, Hampshire Court, Newcastle Business Park, Newcastle Upon Tyne, NE99 4YQ. Tel: 0845 6037777. **South West Water**, Tel: 0800 169 1133. **Natural England** First Floor, Temple Quay House, 2 The Square, Bristol, BS1 6EB. Tel: 0300 0601812. **Western Power Distribution**, Avonbank, Feeder Road, Bristol BS2 0TB. Tel: 0845 601 2989 Email: info@westernpower.co.uk

FIXTURES & FITTINGS If not specifically mentioned in the particulars, no fixtures and fittings are included in the sale.

PURCHASER'S COMMISSION A contribution to the Vendor's sale costs of one percent of the sale price plus VAT will be payable on exchange of contracts in addition to the 10% deposit.

AGENT Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935. Fax: 01392 823938. Email: [property@townsendcharteredsurveyors.co.uk](mailto:property@townsendcharteredurveyors.co.uk)

SALE PLANS The sale plan is not to scale and is for illustrative purposes only as to the land available. Although carefully prepared the accuracy of the plan is not guaranteed.

LEGAL PACK A legal pack is available from the Vendor's solicitor, Stephens Scown LLP, Exeter, Curzon House, Southernhay West, Exeter, Devon EX1 1RS Tel: 01392 210700 Email: J.Butt@stephens-scown.co.uk

LEGAL NOTE The total area quoted of 25.81 includes the area hatched green (1.84 acres) and the extent of the river bank as shown on current Ordnance Survey plans. The area hatched green has been maintained by the Vendors for some 12 years. The Vendor will transfer all estate rights and interest that they may have in this area and will provide a statutory declaration (copy available on request from the Vendor's agent) in support of their adverse possession.

EASEMENTS The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities.

MISREPRESENTATION DISCLAIMER Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but it's accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

