

Land at Sand Farm Bungalow , Sidbury, Sidmouth, EX10 0QN

About 47.5 acres of arable, pasture, woodland and heath, available as a whole or in a combination of lots

Sidmouth 4.3 miles - Honiton 5.6 miles - A30 Nr Honiton 5.3 miles - Exeter 22.3 miles.

- 47.5 Acres in total
- Land available as a whole, as a combination of lots or individually
- Sought after Sid Valley location
- Woodland with conservational significance
- Freehold

Guide Price £385,000

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## SITUATION

The land at Sand Farm Bungalow is set in the heart of the Sid Valley and from various points, enjoys stunning views towards the coast and over the surrounding countryside which is recognised as an Area of Outstanding Natural Beauty.

Nearby Sidbury, to the south, provides a newsagent, butchers, primary school, village church and hall and garage. The seaside town of Sidmouth, known as the gateway to the Jurassic Coast, has an expansive pebbled beach which is a well-known beauty spot and provides a number of attractive cliff walks. The town has an extensive range of shops, restaurants, Waitrose supermarket, leisure facilities and cricket club.

Although situated in a peaceful location, the land is well located for road communications with the A375 providing access to the A30 at Honiton 5.8 miles away. This connects to Exeter and the M5 to the west and the A303 linking to other parts of southern England.

## DESCRIPTION

### LOT 1 - Guide Price £90,000

A parcel of about 8.56 acres of gently sloping arable land with direct access from the public highway. The land enjoys a South-west elevation and is surrounded by mature hedging and stock fencing. Most recently the land has been used in an arable rotation.

### LOT 2 - Guide Price £50,000

About 8.95 acres of heath and partially re-planted coniferous plantation. The land was restocked in 2018-2020 after the previous crop was felled in 2016/17.

The land is reached by a right of access over Lot 1 and there are forestry tracks installed over the hillside.

Far reaching views can be observed throughout the land which offers conservation, tree planting and sporting appeal.

### LOT 3 - Guide Price £35,000

A mature "hanging wood" designated Ancient Woodland as well as a County Wildlife Site, extending to about 10.56 acres. The woodland forms part of Pen Hill Wood County Wildlife Site and comprises many mature deciduous tree species such as beech, alder, sweet chestnut and sessile and pedunculate oak.

The woodland stands on a slope with an east exposure which encourages the array of flora and fauna. For more information on the woodland's ecological importance, please ask the agent.

Access to the land is permitted by foot by the public footpath or through purchase of Lot 2 or Lot 5.

### LOT 4 - Guide Price £175,000

A productive single field extending to about 17.98 acres of gently sloping pasture.

The land has road frontage to the East and is bordered to the North by mature woodland.

In recent years, the land has been grazed by cattle and cut for grass crops.

### LOT 5 - Guide Price £35,000

A pocket of mature woodland comprising deciduous tree species and a mixed shrub layer. The woodland extends to about 1.45 acres and is suited for amenity use or conservation.

## SERVICES

Lot 1 - Private water available only for first 12 months from purchase.

Lot 2 - No services connected

Lot 3 - No services connected

Lot 4 - Private water available only for first 12 months from purchase. An easement for a mains water connection can be agreed with the Vendor - more details from the agent.

Lot 5 - No services connected

Mobile Phone Signal - Likely (Source - Ofcom)

## ACCESS

Lot 1 - Direct access to the public highway



Lot 2 - Access by right of access over Lot 1 (See red hatched route on sale plan)  
Lot 3 - Access by foot by a public footpath (See green dotted line on sale plan)  
Lot 4 - Direct access to the public highway  
Lot 5 - Direct access to the public highway

### TENURE

Each Lot is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

### METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in lots.

### LAND MANAGEMENT

The land is not within any Countryside Stewardship agreements.

### DESIGNATIONS

The property is not located within a Nitrate Vulnerable Zone. It is located within East Devon AONB.

### LOCAL AUTHORITY

East Devon District Council. [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

### RIGHTS IN TITLE

The sporting and mineral rights insofar as they are owned are included with the freehold.

### WAYLEAVES & RIGHTS OF WAY

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. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

### PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

### VIEWINGS

Viewing is strictly by prior appointment. Please contact Stags (01392 680059 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk)) to arrange an appointment.

### DIRECTIONS

From the centre of Sidbury, head North on the A375, passing over the River Sid. At the next fork in the road, continue on the A375 for another 200 yards for Lots 1-3, the field entrance will be on the right of the road marked by a Stags sale board. For Lots 4 and 5, turn right at the fork and continue along the lane for about 0.5 miles. The entrance to Lot 4 is on the left and shortly followed by Lot 5.

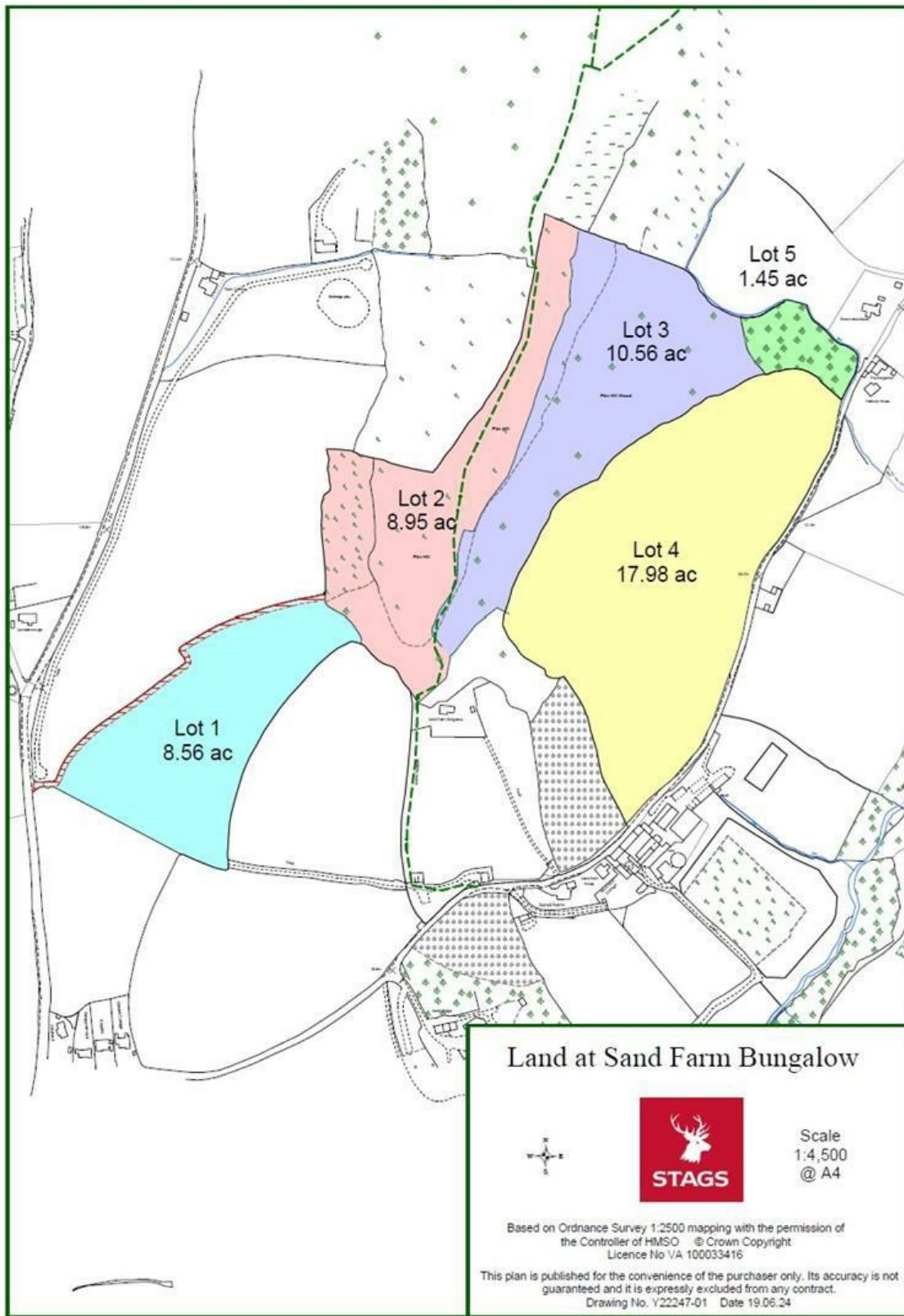
### WHAT3WORDS

Lot 1 - ///went.protester.trickled  
Lot 2 - ///candidate.bonus.intruded  
Lot 3 - ///dress.raft.mingles  
Lot 4 - ///grain.logic.goofy  
Lot 5 - ///broke.untrained.stupidly

### DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.