



Land at Grindlebrook Sidmouth Road, Clyst St Mary, Exeter,  
Devon EX5 1DN

---

## **37.14 Acres of strategically located farmland in East Devon**

Exeter 5 miles, M5 Junction 30 1.5 miles. Clyst St Mary 0.8 miles.

• 37.14 acres (15.03 Hectares) • Strategic Position • Productive and Level  
Pasture fields • Available in 2 lots • Freehold • Lot 1 Guide Price £750,000 -  
£950,000 • Lot 2 Guide Price £100,000 - £150,000

### **Private Treaty**

**01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)**



## SITUATION

The land at Grindlebrook is situated to the east of Clyst St Mary with direct road frontage onto the A3052, which links to Exeter and the M5 to the west and Sidmouth to the east. The land is located within an area under consideration for future residential development.

## GENERAL DESCRIPTION

The agricultural land has historically been a flood plain with sluice gates put in place over 300 years ago and forms an important part of the Clyst St Mary landscape. The position and type of land could help facilitate development elsewhere in the area.

### Lot 1 - 31.99 Acres (12.94 Hectares)

Guide Price Range £750,000 - £950,000

Three productive, level pasture fields with the Grindle Brook and side streams crossing the land. Road access onto the A3052.

### Lot 2 – 5.15 Acres (2.08 Hectares)

Guide Price Range £100,000 - £ 150,000

Single level pasture field with road access onto Oil Mill Lane.

## ACCESS

Lots 1 and 2 have direct access onto the public highway.

## SERVICES

Lot 1 – Natural water

Lot 2 – Mains water connected

## TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

## BASIC PAYMENT SCHEME & LAND MANAGEMENT SCHEME

The Vendors will be claiming and retaining the delinked payment on the land for 2025. BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments. Existing stewardship agreement expires 2024. Further details from the agents

## DESIGNATIONS

In the East Devon Local plan the land is designated as





Flood Zone 3 and adjoins an area designated for recreational use. In the East Devon Local Plan 2020 to 2042 Regulation 19 Publication Draft February 2025 the land has been identified for the Clyst Valley Regional Park Land. Further details from the agents

### LOCAL AUTHORITY

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

### SPORTING AND MINERAL RIGHTS

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 agreement and any public or private rights of way that may affect it.

### PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

### VIEWING

Please contact Stags Farm Agency on 01392 680059

### WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

### DIRECTIONS

What three words

Lot 1 ///scam.streak.cactus

Lot 2 ///tailing.infants.darts

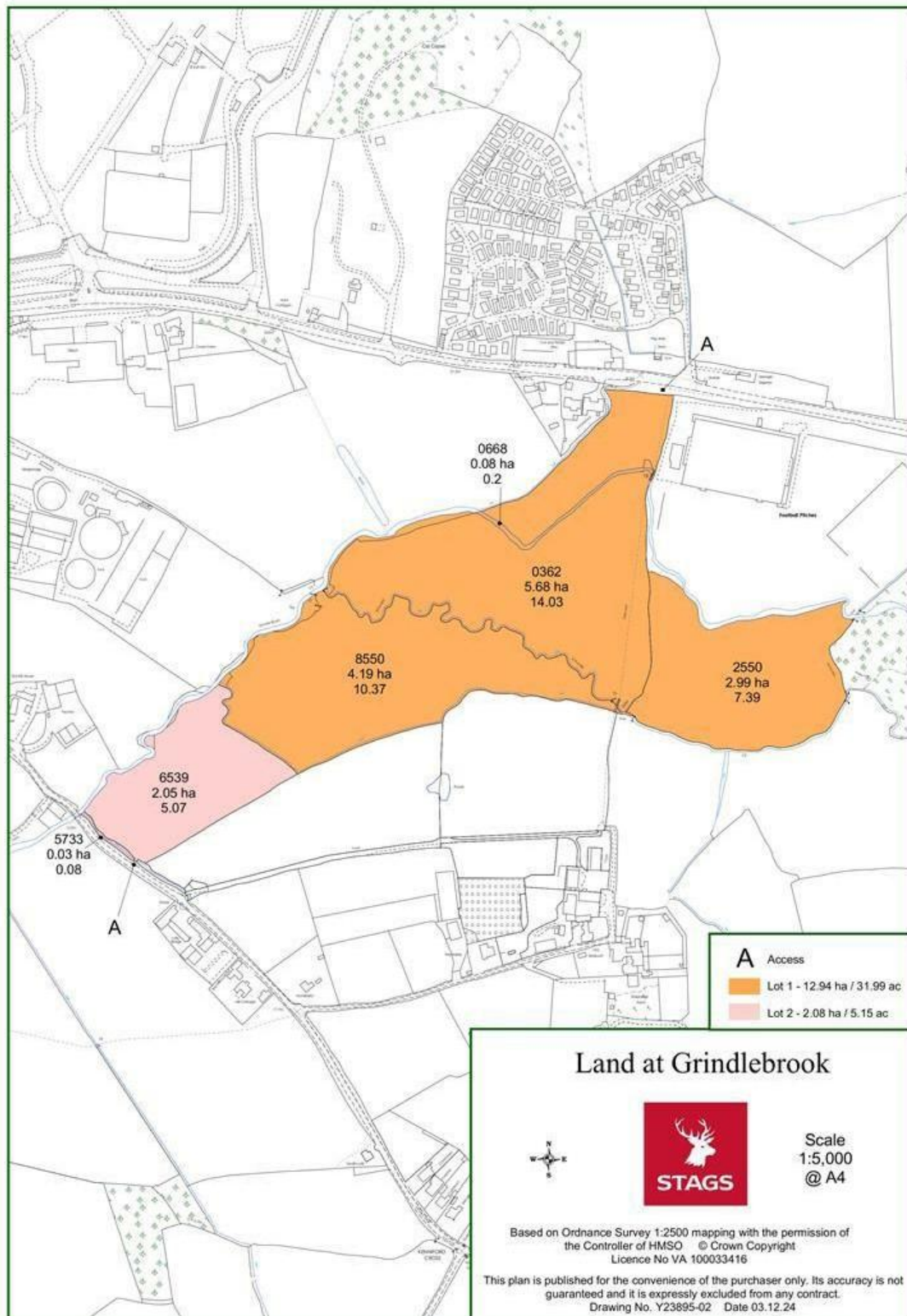
### WEB FIND REFERENCE

### DISCLAIMER

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







@StagsProperty

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.