



Land at Rull , Payhembury, Honiton, Devon EX14 3JQ

About 52 acres of gently sloping arable land with a small area of mature mixed woodland.

Payhembury 1.3 miles - Feniton 2.2 miles - Honiton 4.7 miles

• About 52.37 acres • 50 acres of grade 2 and 3 arable land • Gently sloping • Small wooded copse • Direct road access • Freehold

Guide Price £695,000

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SITUATION

The land is situated about 1.3 miles east of Payhembury and about 2.2 miles north of Feniton in East Devon. The A373 is located about 1 mile north east of the land linking to Honiton and the A30 to the south and Cullompton and M5 to the North.

The land is located in a popular area for farming, characterised by its highly productive soils and gentle gradient.

Local settlements include Payhembury, Feniton and the market town of Honiton which is situated about 4.7 miles south east of the land.

Honiton has a good range of commercial outlets and agricultural specialists as well as a wide range of other services and amenities.

DESCRIPTION

The land extends to about 52.37 acres (21.19 ha) and comprises about 50 acres of arable land and 2 acres of woodland.

The agricultural land is gently sloping with a predominantly south west to eastern exposure. Boundaries to the land are banks with some hedging.

The woodland is mixed and arranged into two stands.

Under the Agricultural Land Classification the land is listed as Grade 2 with some Grade 3. The soil is described as slightly acid loamy and clayey soils with a moderate to high fertility.

The land has been under rotational cropping with recent years being potatoes (2022), wheat (2023), oil seed rape (2024) and wheat (2025).

SERVICES

There are no services connected to the land.

ACCESS

The land is reached by either of two entrances from the public highway to the west.

METHOD OF SALE

The land is offered for sale by private treaty as a whole.

TENURE AND POSSESSION

Freehold with vacant possession on completion

ENVIRONMENTAL SCHEMES

There is an active stewardship agreement on the land. More details from the agent.

LOCAL AUTHORITY

East Devon District Council - www.eastdevon.co.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.

INGOING VALUATION FOR GROWING CROPS

Upon completion of purchase and in addition to purchase price, the purchaser shall take over and pay for (including VAT where applicable) the following items below at valuation: The buyer will be required on completion to make a payment on account for the approximate amount of the ingoing valuation, as calculated by Stags, with the final valuation to be agreed within 7 days after completion.

Beneficial cultivations carried out prior to completion and growing crops planted prior to completion at the cost of seed, fertilisers, sprays, pesticides and labour thereto.

VIEWING

By appointment only. 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 livestock.

DIRECTIONS

From Honiton, take the A373 towards Cullompton. Pass through Awliscombe and continue on the road for a further 1.7 miles taking the left turn to Feniton at Hembury Fort Cross. Follow the road for about 0.7 of a mile before reaching the entrance to the land on the left.

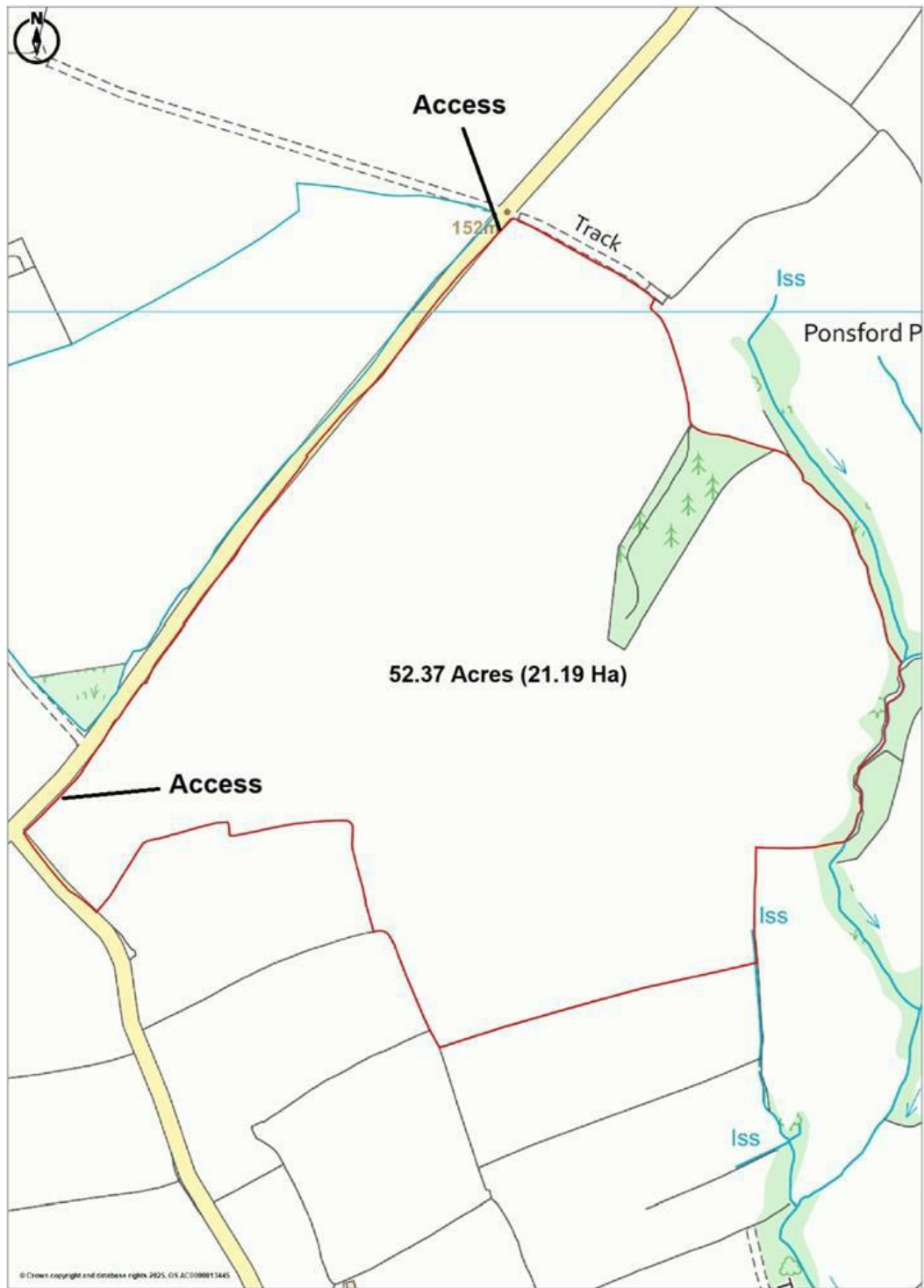
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DISCLAIMER

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





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LANDMARK INFORMATION

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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.