

Lot 1 - Land South of Waybrook Lane , Shillingford Abbot, Exeter, Devon EX2 9QE

# About 10.97 acres of gently sloping land

Shillingford Abbot Village - Exeter at Exe Bridges 2.5 miles - A30 at Alphington 2.3 miles

10.97 Acres of land
Excellent Grade 2 arable land
Edge of Shillingford
Abbot
Mains water connected
Lot 2 also available
Closing date for
tenders
Tuesday 10th June 2025 at 12pm
Freehold

Informal Tender £185,000

## 01392 680059 | farmagency@stags.co.uk

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### SITUATION

The land is situated south of Shillingford Abbot about 2.5 miles south of Exeter at Exe Bridges and 2.3 miles south of the A30 at Alphington. The land lies to the south of Waybrook Lane which runs east to the expanding residential developments at Matford.

The area is very well connected and benefits from the local services and amenities found in Alphington but also the extensive outlets, shops, facilities and commercial producers based in the Matford area of Exeter.

The land is situated in a productive mixed farming area known for rich, fertile soils that are ideal for growing a wide range of crops.

#### DESCRIPTION

The land extends to about 10.97 acres (4.44 ha) of gently sloping pasture which is contained in a single enclosure. Boundaries to the north and west abut the public highway and to the south verge Matford Brook.

The land has been used for grazing and cutting grass in recent years but the red soils could be worked to grow arable crops.

The classification for the land is Grade 2 and the soil is

described as freely draining slightly acid loamy.

The land is of particular interest being as it abuts the southern edge of Shillingford Abbot.

## ALSO AVAILABLE - LOT 2

About 5.22 acres of gently sloping agricultural land with direct access to Waybrook Lane and mains water connection available.

#### **SERVICES**

Mains water is connected to the land by a meter

#### ACCESS

The land has two entrances from the public highway to the north and west.

#### METHOD OF SALE

The land is offered for sale by Informal Tender as a lot or as a combination of lots. Please contact the agent to request a tender form. Closing date for tenders Tuesday 10th June 2025 at 12pm

#### **TENURE AND POSSESSION**

Freehold with vacant possession on completion.

#### LOCAL AUTHORITY

Teignbridge District Council (www.teignbridge.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.

Lot 2 benefits from a right to connect to lot 1's water supply subject to the installation of a stop-cock and sub-meter.

#### **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

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 the roundabout at the centre of Alphington, head south on Church Road before joining Chudleigh Road at the war memorial. Pass over the twin mini roundabouts and continue south on Shillingford Road, signposted Shillingford Abbot 1.5 miles, Pass over the A30 and continue into Shillingford Abbot. Take the left turn in the centre of the village onto Waybrook Lane. The entrance to the land is the next field gate on the right.

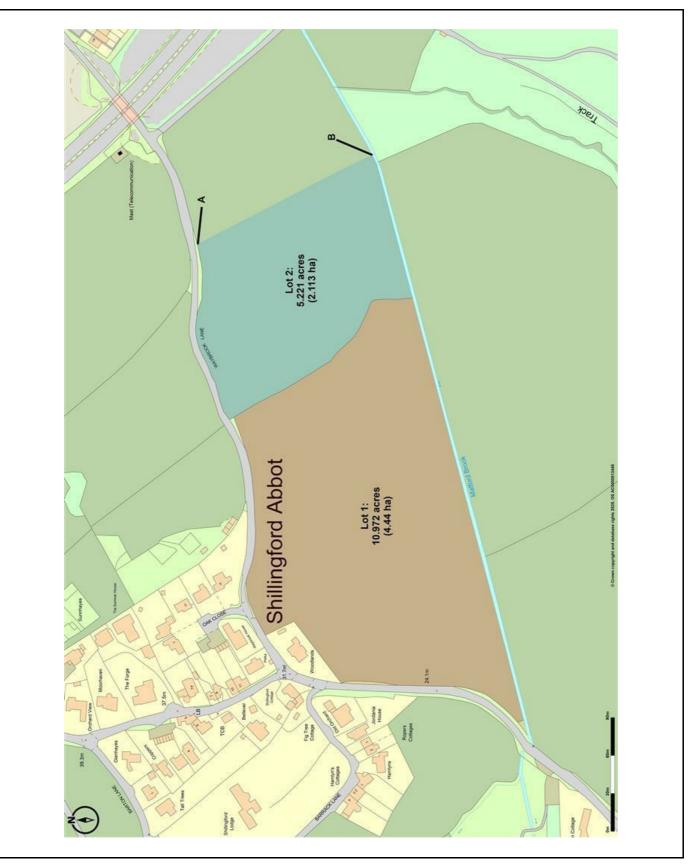
#### WHAT3WORDS

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## DISCLAIMER

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





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.



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