



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

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.



