



Lot 2 - Land South of Waybrook Lane , Shillingford Abbot,  
Exeter, Devon EX2 9QE

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About 5.22 acres of gently sloping land

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

- 5.22 Acres of land
- Excellent Grade 2 arable land
- Close to Exeter
- Mains water available
- Lot 1 also available
- Closing date for tenders - Tuesday 10th June 2025 at 12pm
- Freehold

Informal Tender £90,000

01392 680059 | [farmagency@stags.co.uk](mailto: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 comprises about 5.22 acres of agricultural land which slopes gently south to Matford Brook

Boundaries to the west, north and south are mature hedges and open to a larger arable field to the east.

Recently, land has been used as part of the larger arable field of which an area has been fenced off and used as game cover.

The classification for the land is Grade 2 and the red soils are described as freely draining slightly acid loamy.

The land suggests a variety of future uses, some may be subject to achieving planning permission.

## ALSO AVAILABLE - LOT 1

About 10.97 acres of gently sloping agricultural land with a mains water connection and direct access to Waybrook Lane and Shillingford Road.

## SERVICES

Mains water available by connection to the supply which serves lot 1 subject to the installation of a stop-cock and sub-meter.

## ACCESS

Direct access from the public highway to the north

## 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](http://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.

The land benefits from a right to connect to the water supply which serves lot 1 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.

The successful purchase will be required to establish the boundary between points A to B on the sale plan.

## 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 lot 1 of the land is the next field gate on the right, for lot 2, follow the lane to the 2nd field gate.

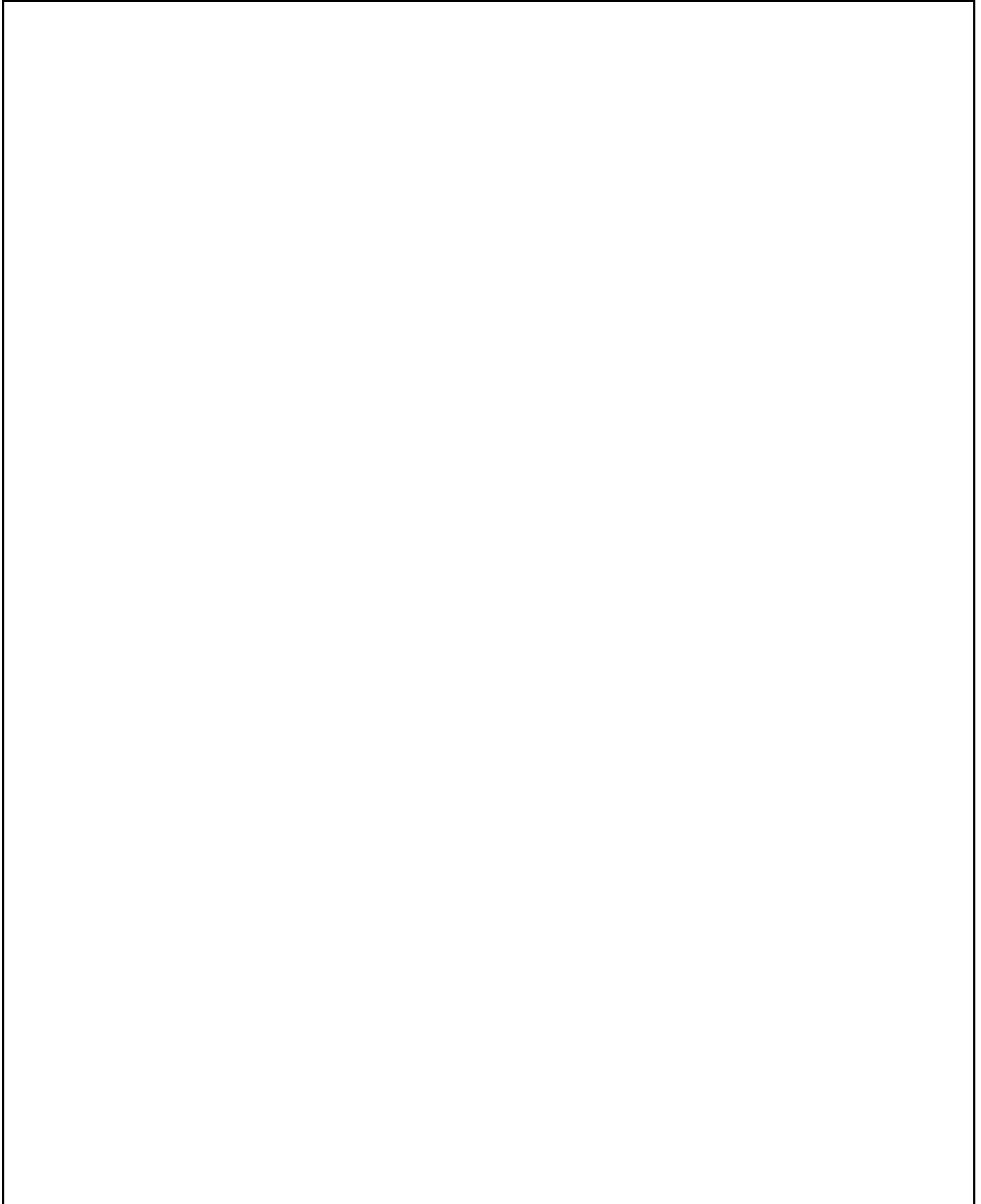
## WHAT3WORDS

///chief.jumpy.face

## DISCLAIMER

These particulars are a guide only and are not to 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.