



Land at St Andrews Wood , Dulford, Cullompton, Devon EX15 2DF

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About 32.62 acres (13.20 ha) of productive level grassland.

Cullompton (M5 Junction 28) 3.5 miles - Honiton 7.6 miles - Exeter 16 miles

- About 32.62 acres in all
- Level grassland
- Mains Water Connected
- Direct Road Frontage
- Available as a whole or in 2 lots
- For Sale by Informal Tender
- Tender Deadline: 12 noon Wednesday 22nd October 2025
- FREEHOLD

Guide Price £365,000

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

## SITUATION

The land is positioned in an accessible rural location to the southern edge of the hamlet of Dulford in East Devon. The larger village of Kentisbeare is within easy reach which provides further amenities including a village stores, public house and church.

The land is situated approximately 0.6 miles from the A373 which offers good communication links to Cullompton and the M5 to the northwest and Honiton to the southeast.

Surrounding the property is further agricultural land and residential property.

## DESCRIPTION

The land at St Andrews Wood extends to approximately 32.62 acres (13.20 ha) in all of level grassland across three good sized enclosures. The land is enclosed by mature hedgerows and post and wire fencing in part, with several internal gateways providing access to the individual field parcels. Each field is of regular shape and well suited to modern farming practices.

The land is classified as grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The Soils may be described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, mostly suited to grass production and some cereal production.

## LOT 1 GUIDE PRICE: £230,000 - £260,000

Extending to approximately 20.61 acres (8.34 ha) in all across two field parcels.

## LOT 2 GUIDE PRICE: £135,000 - £150,000

Extending to approximately 12.01 acres (4.86 ha) in all within a single enclosure.

## METHOD OF SALE

The land is offered for sale by informal tender. The closing date for tenders is midday on Wednesday 22nd October 2025. The informal tender form is available from Stags. Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of Patrick Ellicott.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags. Please refer to the informal tender form.

The vendor is not obliged to accept the highest or indeed any offer received.

## ACCESS

Lot 1: Direct access to the public highway.

Lot 2: Direct access to the public highway.



## SERVICES

Mains Water is connected. If the property is sold in lots the purchaser of lot 1 will be obligated to provide a sub metered supply to lot 2.

## TENURE & POSSESSION

Freehold with vacant possession on completion.

## DESIGNATIONS AND LAND MANAGEMENT

The land is not entered into any Environmental Schemes. The land is within a Nitrate Vulnerable Zone (NNZ).

## 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 property is sold subject to an easement in favour of a neighbouring property for the discharge of septic tank effluent, together with rights of access for inspection, maintenance and repair of the drainage system.

There are no public rights of way across the land.

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. If the property is sold in two lots, the boundary hedge will be jointly owned to the centre of the hedge.

## VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

## DIRECTIONS

From J27 of the M5, follow the A373 for approximately 2.8 miles. Shortly after passing the Keepers Cottage, take the second right hand turning. Following the road for approximately 0.5 miles and cross over the ford, turn right at the crossroads and access to the property can be found on the left hand side identified by the Stags For Sale board.

What3Words:

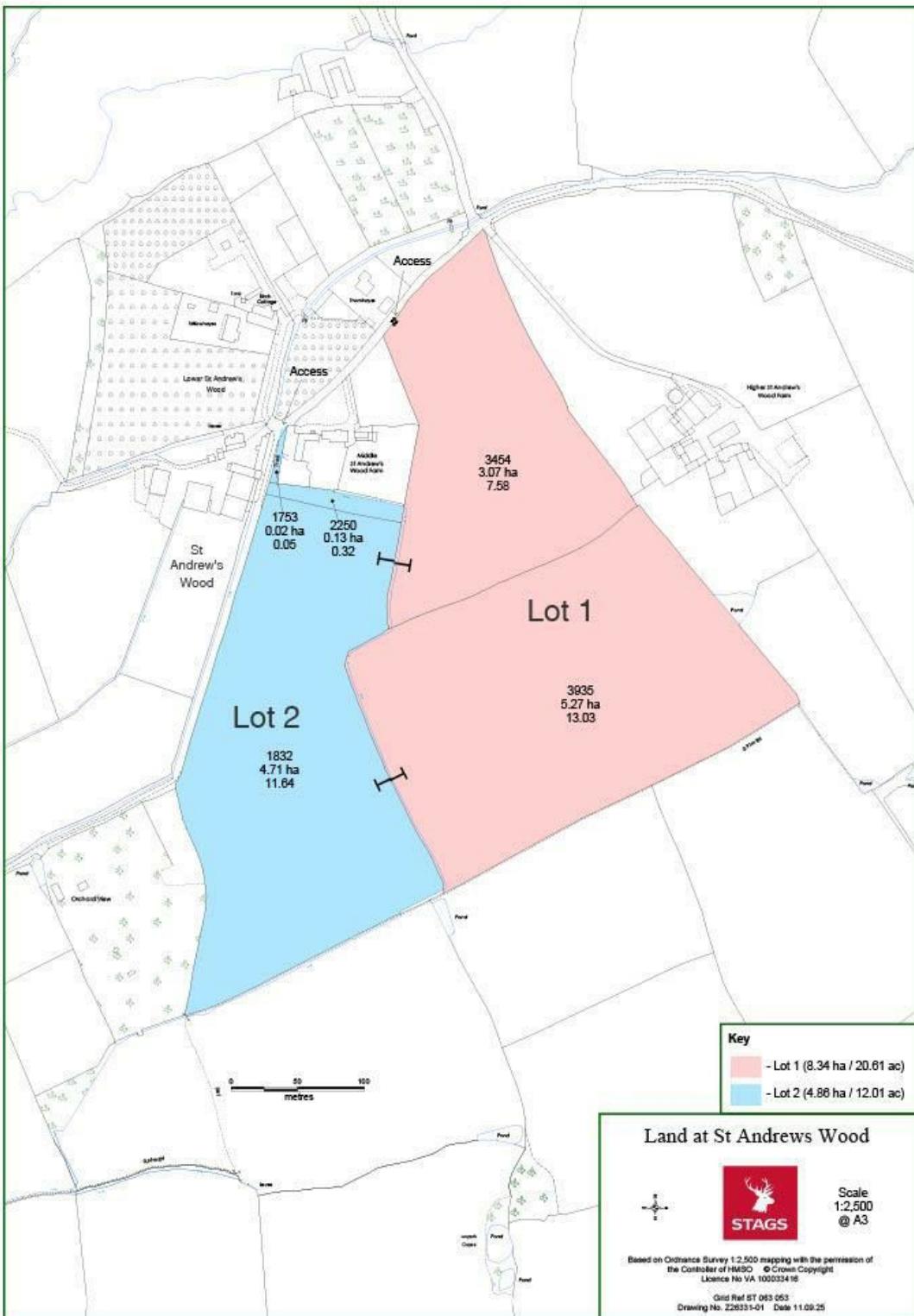
Lot 1 - ///agenda.perplexed.evoked

Lot 2- ///chosen.official.passively

## 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.