



Land and Stables, Nelson Farm , Tedburrow, Cullompton,
Devon EX15 3RR

Stables and paddocks situated on Hackpen Hill
within the Blackdown Hills

Culmstock 2.3 miles - Hemyock 2.5 miles - Wellington 6.5 miles

• Mobile Stables, Field Shelters & Paddocks • 3.30 Acres (1.34 Hectares) • Access
via a Hard Track • Very Gently Sloping Grass Paddocks • For Sale by Informal
Tender • Closing Date: Wednesday 12th November • FREEHOLD

Guide Price £100,000

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SITUATION

The stables and paddocks are situated within the Blackdown Hills Area of Outstanding Natural Beauty (AONB) with outward glimpses over the Culm Valley. The village of Culmstock lies approximately 2.3 miles to the north-west and the village of Hemryock is 2.5 miles to the north-east.

The nearest town is Wellington, Somerset which is 6.5 miles to the north and the M5 motorway can be accessed at Junction 27 which is within 7.7 miles.

DESCRIPTION

The land comprises two grass paddocks and various mobile stables and field shelters which are positioned at about 250 metres above sea level. The land totals approximately 3.30 acres (1.34 hectares) and each paddocks is fenced and level or very gently sloping.

The mobile stables are on skids so that they can be moved around and include:

Stables: Two boxes (each approximately 12' x 12') and a tack / store room. Timber construction with box profile steel sheets on the roof, with internal kickboards and an earth floor.

Individual Stable: (Approx. 12' x 12'). Timber construction with box profile steel roof sheets.

Field Shelter (6.05m x 2.90m): This is situated within the higher paddock and is of timber construction with an earth floor.

Field Shelter (Approx. 10'11 x 10'10). Timber construction with box profile steel roof sheets.

ACCESS

Access between the land and the public highway is via a hard stone track. This track is not owned by the seller and is not registered on the Land Registry. The seller has used this track as their primary route of access with and without vehicles and animals for over 25 years and during that time this access has not been impeded.

SERVICES

There are no services connected to the land.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

METHOD OF SALE

The land is offered for sale by Informal Tenders. Offers are to be received no later than 12:00 (midday) on Wednesday 12th November 2025.

All offers must be received in writing to include evidence of the source of funding. An informal tender form is available from Stags.



RESTRICTIVE COVENANT

The land will be sold subject to a restrictive covenant which will state that the land and buildings shall be used for agricultural and equestrian purposes only; that the storage of scrap and rubbish shall not be permitted and any new buildings must be single storey (no more than 3 metres) in height.

DESIGNATIONS

The land is within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The land is not within a Nitrate Vulnerable Zone (NVZ) and not within any Sites of Special Scientific Interest (SSSI).

LOCAL AUTHORITY

Mis Devon District Council.

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.

There is a right of access over the track which passes between the two paddocks being sold. This right is for all purposes with or without vehicles and animals.

There is a public footpath passing through the land.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewings are strictly by prior appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01823 662822. Email: farms@stags.co.uk.

DIRECTIONS

From Hemyock proceed south towards Dunkeswell and after approximately 0.6 miles turn right at Lickham Cross. Follow this road for 0.8 miles and upon reaching the junction at Hemyock Turbary turn right towards signed towards Tedburrow. Follow this road for 0.4 miles and turn left into an unsigned track. Continue for approximately 0.3 miles and the stables and paddocks will be found on the right, just as the track bears left.

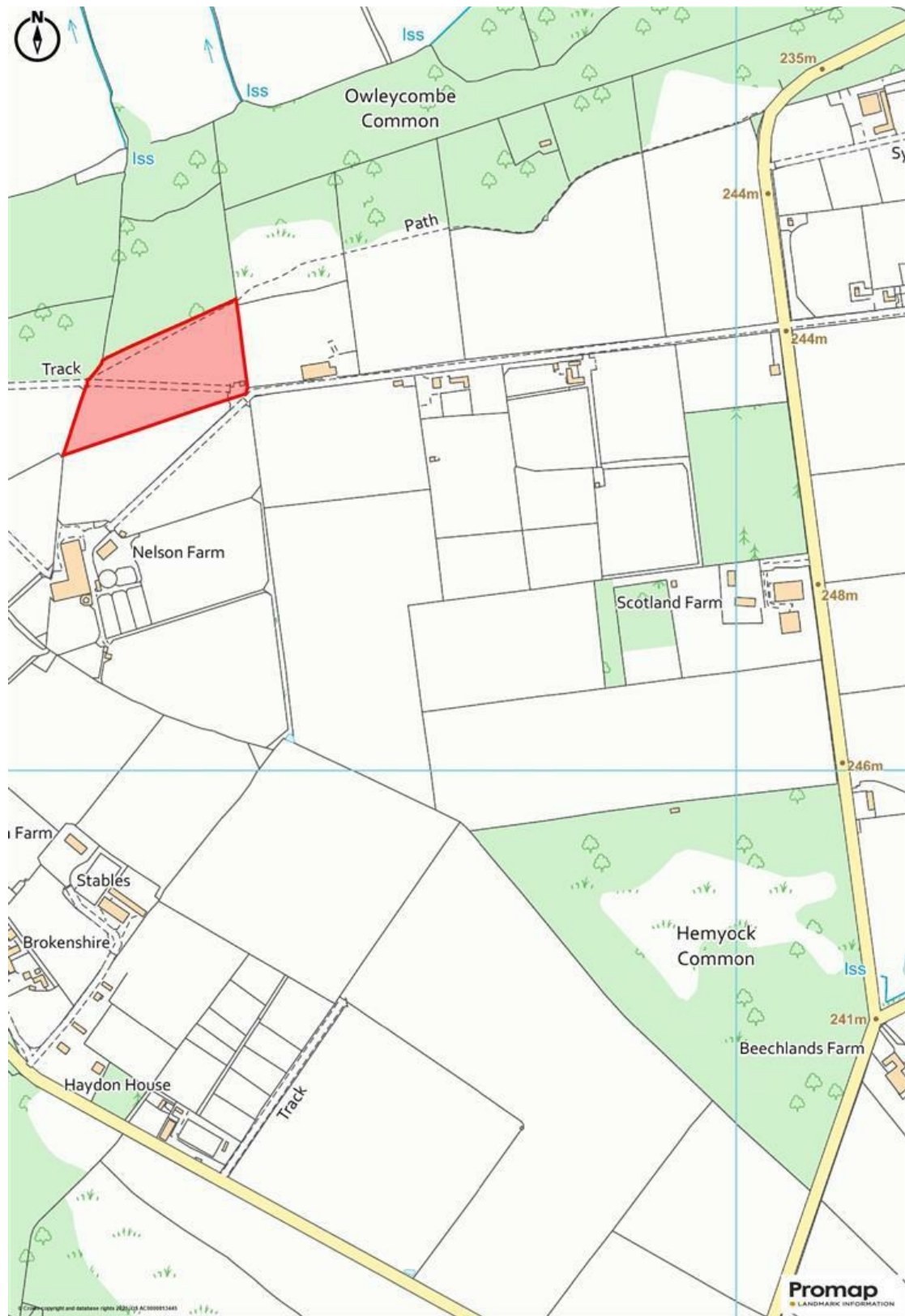
WHAT3WORDS

Reference /// mini.feasting.clan

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.