

An aerial photograph of a large, green farm stableyard. The landscape is dominated by lush green grass and numerous trees. In the center, there are several small, dark-colored buildings, likely stables or farmhouses, surrounded by trees. A large, open field occupies the foreground, while the background shows rolling hills and more trees under a blue sky with scattered clouds.

Symonds
& Sampson

Hayne Farm Stableyard

Rawridge, Honiton, Devon

Hayne Farm Stableyard

Rawridge
Honiton
Devon EX14 9QP

An extremely attractive and well maintained stableyard comprising four timber looseboxes, double field shelter, two storage sheds and hardcored yard/parking area. Set in 10.54 acres of gently sloping pastureland with frontage to the River Otter. Convenient location less than 3 miles north of Honiton close to the A30.

For sale by Formal Tender, with tenders closing at
12 noon on Thursday 28th August 2025



10.54 acres

Guide Price **£135,000**

Freehold

Axminster Agricultural
01297 33122

axminster@symondsandsampson.co.uk



DESCRIPTION

Set in an accessible, rural location close to Rawridge, Upottery, and Honiton is Hayne Farm Stableyard. The property comprises 10.54 acres (4.26 ha) of gently sloping pastureland in two enclosures with mature trees & hedges forming the boundaries together with some post and rail fencing. The stableyard is set centrally within the land and approached via a right of way over the neighbouring property as marked on the sale plan. There are four mobile loose boxes (3.6m x 3.6m) each of timber construction set in a useful hardcored yard area together with two storage sheds. A double field shelter (7.2m x 3.6m) is located on the south western boundary. The land benefits from two access gateways and has frontage to the River Otter with a small BBQ area on a pretty island on the western boundary.

SERVICES

Main water and electricity cross the land, not connected. Borehole installed in 2020, not currently connected.

RIGHTS OF WAY

None cross the property.

TENURE

Freehold with vacant possession upon completion.

SPORTING

All rights are owned and included in the sale.

AGRICULTURAL SCHEMES

The land is not currently entered into any schemes.

LOCAL AUTHORITY

East Devon District Council, EX14 1EJ
Tel: 01404 515616

SOLICITORS

Wollens Solicitors, Exeter, EX2 5AZ
Tel: 01392 274006 Ref: Richard Phillips
Email: richard.phillips@wollens.co.uk



DIRECTIONS

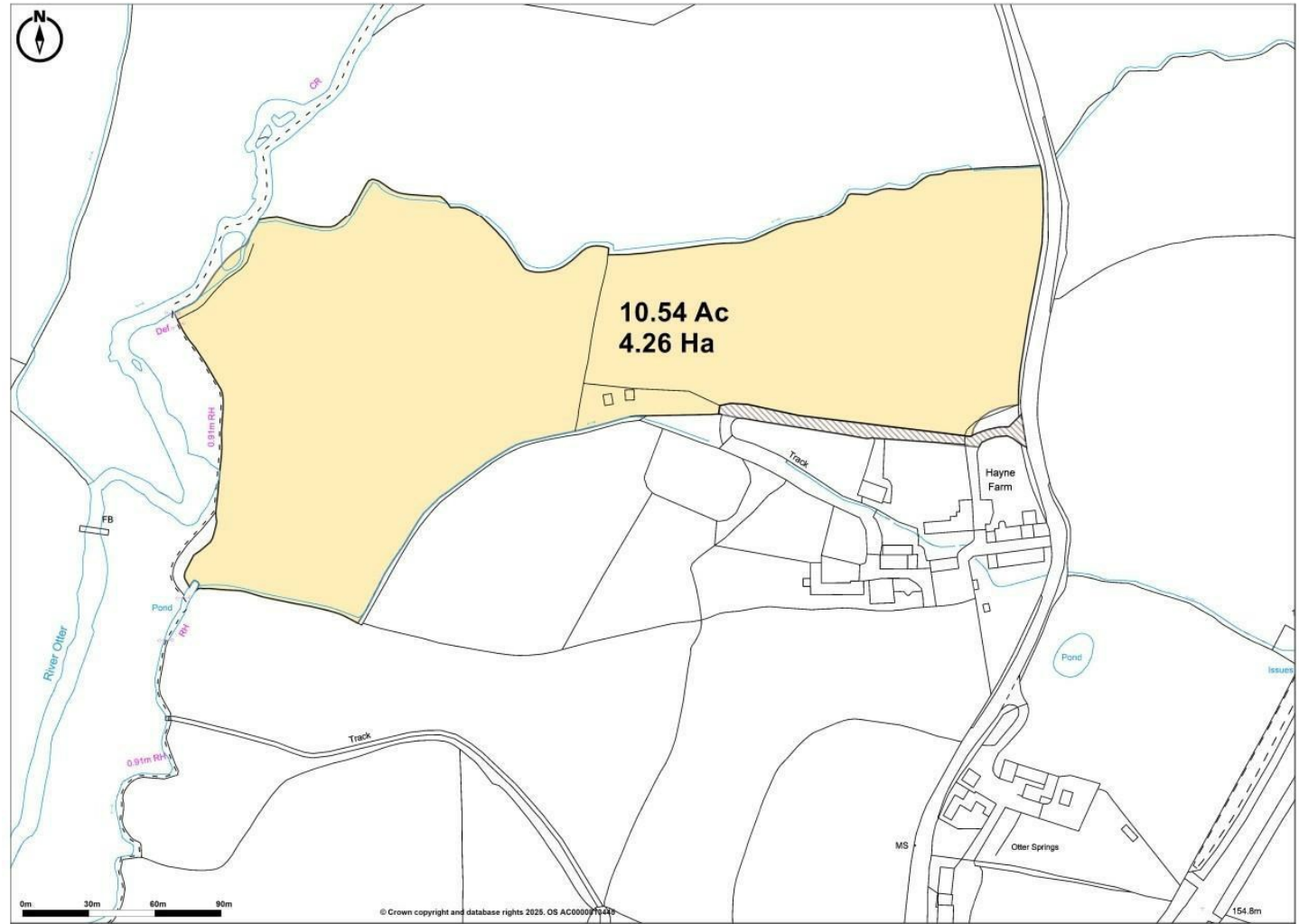
From Honiton take the A30 north, pass through Monkton village and the Otter Valley Dairy. Turn left signposted Rawridge & Upottery. The land will be on your left after a short distance marked by our for sale boards. What3Words
///closed.attic.coasters

VIEWINGS

During daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further information is available from Ross Willmington or Ella Wittridge on 01297 33122.

METHOD OF SALE

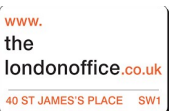
Tenders are invited to be submitted on the attached Formal Tender form prior to 12 noon on Thursday 28th August 2025. For further details please contact the sole agents, Symonds & Sampson.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2750. Paper Size - A4

AxAg/MRW/June25



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

FORMAL TENDER NOTES

HAYNE FARM STABLEYARD, RAWRIDGE, HONITON, DEVON, EX14 9QP

Tenders are to be received, in writing, on this form no later than

12 NOON ON THURSDAY 28TH AUGUST 2025.

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "HAYNE FARM STABLEYARD OFFER" in the left hand corner. In addition to this form you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Completion date will be Friday 26th September 2025, or earlier by agreement.
8. The vendors do not commit themselves to accept the highest or indeed any offer.



01297 33122

Symonds & Sampson LLP
Trinity Square, Axminster, Devon, EX13
5AW

mrw@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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FORMAL TENDER FORM
HAYNE FARM STABLEYARD, RAWRIDGE, HONITON, DEVON, EX14 9QP

Tenders are to be received, in writing, on this form no later than

12 NOON ON THURSDAY 28TH AUGUST 2025.

SYMONDS AND SAMPSON LLP, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW
Ref: MRW Email: rwillmington@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone:

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words)

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated: Signed:

My/our solicitors are:

Address.....

.....

PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON THURSDAY 28TH AUGUST 2025. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS.

DEPOSIT MONIES CAN BE PAID BY BACS TO: SYMONDS & SAMPSON LLP

ACCOUNT NO: 00174618 SORT CODE: 30-92-69 OR A CHEQUE MADE PAYABLE TO SYMONDS & SAMPSON LLP

**Symonds
& Sampson**
ESTABLISHED 1858

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