

**About 53.64 acres of land at Exwick, Exeter, Devon
comprising woodland, pasture and the remains
of an old cottage which burned down in the 1950s**

FOR SALE AS A WHOLE OR IN LOTS

LOT 1

35.37 acres of Pasture – including Christmas Trees

LOT 2

17.12 acres of Woodland

LOT 3

1.15 acres with remains of old Cottage and Building



AGENTS

Rendells

13 Market Street

Newton Abbot

TQ12 2RL

Telephone No. 01626 353881

Email: land@rendells.co.uk

Ref: CCM/VG

17.06.2025

This interesting parcel of land is situated at Exwick on the Northwest side of Exeter just west of the Alphington to Crediton Road known as Saint Andrews Road at the northern end of the road. Access to the land is by way of an unmade farm lane over which there is a right of way which passing through Exwick Barton Farm and leading up to the land. The old buildings on Lot 3 are at the Northern end of the land which runs in a southerly direction to the pasture land. The pasture land can be reached by a rough track that is best approached in a robust 4 wheel drive vehicle. The location of the land is secluded despite being a short distance from residential developments. The pasture land has been grazed for many years.

The woodland has been planted with a variety of species. Poplar, Larch, Nordmann Christmas Trees, Willow, Alder and Birch, natural hardwoods and well grown Douglas Fir – the main wood known as Bolsters Wood has a fringe natural hardwood.

There are two loading bays one within the site one just to the North.

The owner is prepared to sell as a whole or in Lots, Lot 1 to be sold first, then Lot 2 and finally Lot 3.

Tenure

The property is freehold.

Title

Title numbers DN657111 and DN605022.

Services

No services are connected but there is a stream running through part of the land.

There is one large electricity pylon on the land and electricity wires oversail land.

Local Authority

The property sits astride the parish boundary meaning it falls under both

Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JN.

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Utility Company

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR.

Uplift Clause

Lot 1 – this lot will be sold with an uplift clause on the understanding that if planning consent for residential development is granted within 20 years of the completion of the purchase of this lot then the owner will be liable to pay 30% of the uplift in value over and above the agricultural base value within 12 months of the planning permission being granted.

Inspection

All viewings must be arranged through Rendells of Newton Abbot (Ref: Mr Clive Morgan or Miss Vicki Gilbert) and as the approach is through Exwick Barton Farm we require the full names and addresses of people wishing to view who will also be required to produce their identification to owners of the farm when entering the private lane. Upon inspecting the land there must be no dogs and the inspection is to be limited to the land which is for sale - not the surrounding properties. Please see the coloured plan and follow the marked red track.

BUZZ Note: There are some bee hives on Lot 3 - these are not included in the sale.

Sale

Offers are invited for the whole, but the owner is prepared to sell in Lots as follows:

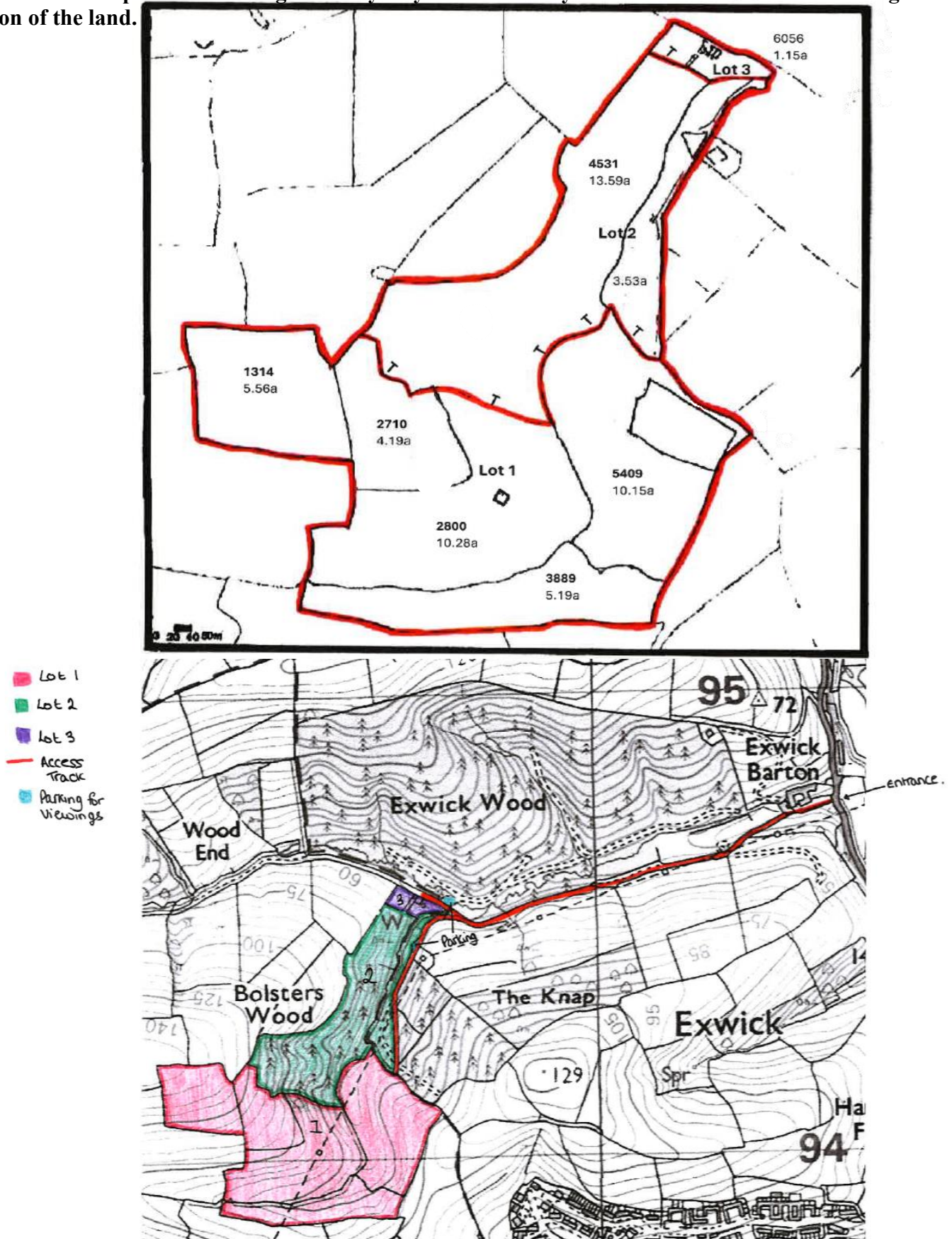
Lot 1 first, 2 Second or Lot 1 and Lot 2 together then Lot 3.

Asking prices can be found on each Lot description.

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Plan:

The plan has been produced as a guide only any would be buyer is advised to make a thorough inspection of the land.



Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017:

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Lot 1

An area of mainly pasture although there are some trees growing on part of the land. The land has been grazed for many years and has the benefit of a stream.

	Schedule	Acres
1314	Pasture	5.56
2710	Pasture	4.19
2800	Pasture with large pylon	10.28
3889	Pasture	5.19
5409	Pasture with some trees	10.15
	Total	35.37



Asking Price: £312,000

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Lot 2
Woodland

	Schedule	Acres
4531	Trees	13.59
		3.53
	Total	17.12



Asking Price: £218,000

Lot 3
Pasture and Derelict Building

	Schedule	Acres
6056	Pasture, wood, old buildings	1.15
	Bee Hives (not included)	
	Total	1.15

Danger. Warning. – some of the buildings are in a dangerous state and anyone visiting the site is advised not to enter any of the buildings which would be done at his or her own risk.



Asking Price: £120,000

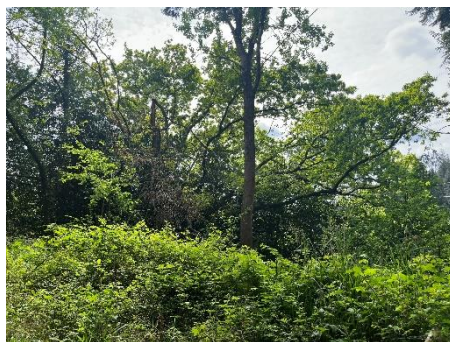
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Lot 1



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Lot 2



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Lot 3



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Directions from the A30 at Exeter, take the Ide/Alphington exit, at the roundabout take the 3rd exit onto the A377, at the junction turn left onto Cowick Lane, at the crossroads go straight over onto Buddle Lane, at the next crossroads go straight over onto Exwick Road, this road will become St Andrew's Road and remain on this road by taking the 2nd exit at the mini roundabout, after about 0.7 miles Exwick Barton is on the left just before Chunky Monkey on your right.

What3Words:

///hurry.mile.remedy

Location Plan:



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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