



Land located at Wrigwell

Bickington, Newton Abbot, Devon, TQ12 6NX

KIVELLS

Land located at Wrigwell

- A fantastic block of productive arable land
- Well located with excellent road access
- 2 miles east of the A38 Devon Expressway
- Suited for farming, conservation or amenity uses
- Bordered by the river Lemon
- Available as a whole or in three lots

Guide Price

Lot 1:	£315,000
Lot 2:	£100,000
Lot 3:	£85,000
The Whole :	£500,000





SITUATION

The land is situated approximately 1.5 miles to the east of Bickington within the local authority of Teignbridge, South Devon. The land is nestled in a prominent position with excellent access to the nearby road network which includes the A383 linking Newton Abbot and Ashburton and A38 Devon Expressway which located 2 miles to the west. The land lies 3.5 miles west of the town Newton Abbot, 12 miles north of the town Totnes and 20 miles south-west of the thriving city of Exeter.

DESCRIPTION

The land comprises of a productive block of 44.97 acres (18.20 hectares) and is level and gently sloping generally bordered by typical Devon hedgerow banks. The land has been used to grow a variety of cereal and forage crops including wheat, oats and maize with the soils described as freely draining slightly acid loamy soils. The land is classified as Grade 3 and is available as a whole or in three lots. There is a maize crop currently being grown in Lots 1,2 & 3 and the seller will require a right of holdover to harvest this crop if completion takes place prior to harvest.

GUIDE PRICES

The Whole | Guided at £500,000

Approximately 44.97 acres (18.20 hectares) of productive arable land.

Lot 1 | Guided at £315,000

Approximately 28.59 acres (11.57 hectares) forming a single large field parcel with direct access to the public highway from the north.

Lot 2 | Guided at £100,000

Approximately 9.19 acres (3.72 hectares) forming a single gently sloping parcel. Access to the field is available from the south or north directly off the public highway.

Lot 3 | Guided at £85,000

Approximately 7.19 acres (2.91 hectares) and comprises of a level field parcel with the River Lemon forming the parcels northern edge. Access is available to the west directly off the public highway.

OTHER INFORMATION

Services | Lots 1 & 3 are serviced by natural water. We understand mains water is located in close proximity to Lot 2.

Tenure | The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date subject to any holdover to harvest the crop of maize.

Method of Sale | The land is offered for sale by Private Treaty and is available as a whole or in three lots.

Land Plan | The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way | The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries | Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Public Rights of Way | There are no public rights of way over the land as far as they are known.

Sporting and Mineral Rights | The sporting and mineral rights are included in the sale, as far as they are known.

Environmental Stewardship | The land is not subject to any Countryside Stewardship Agreements.

Local Authority | Teignbridge District Council

Health & Safety | Potential purchasers should be vigilant and take particular care when inspecting the property.

Viewings | Strictly by appointment with the selling agent, Kivells.

Photographs | Taken April 2026.

Directions

Postcode - TQ12 6NX

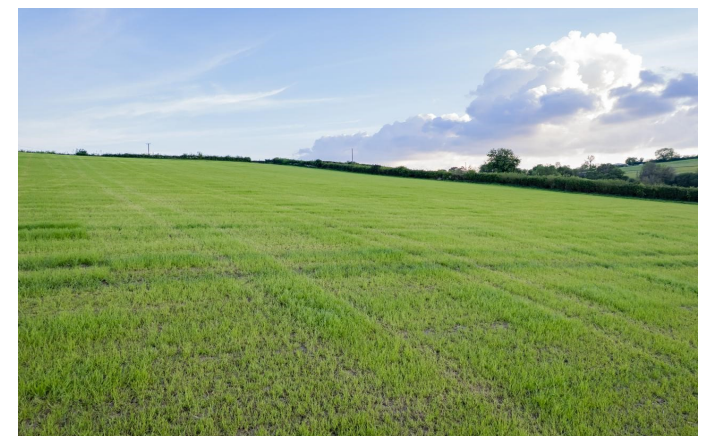
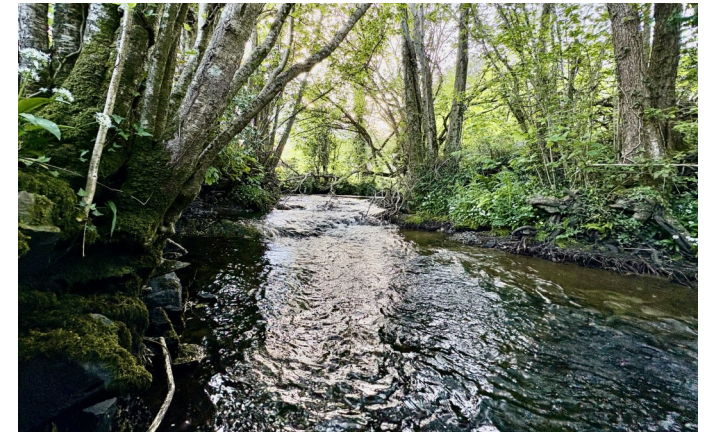
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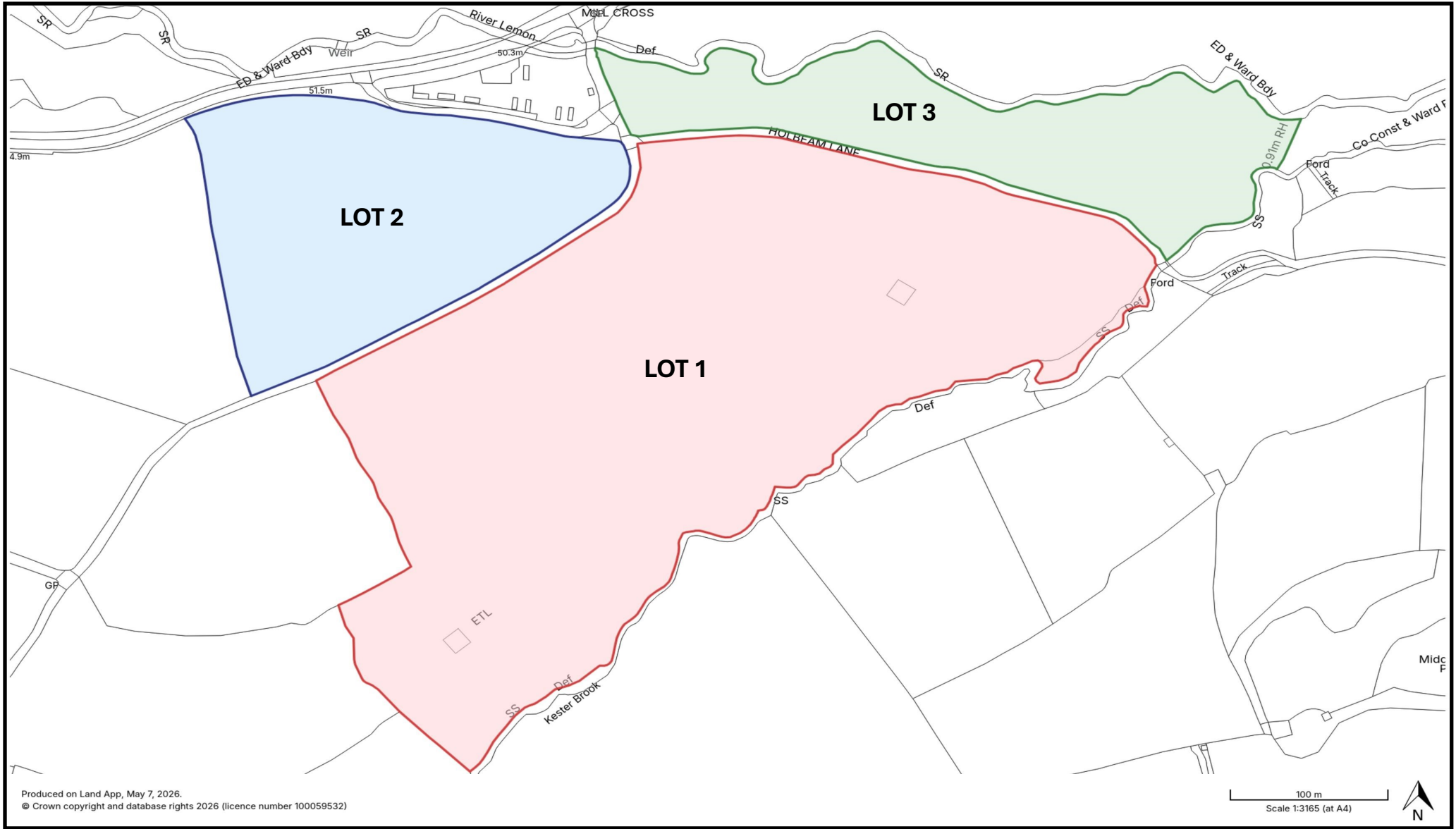
Contact Us

Kivells, Farms & Land Department, Exeter

01392 252262 or exeter@kivells.com

Ian Caunter 07831 068935 or ian.caunter@kivells.com





Kivells Farms & Land Department | Phone 01392 252 262 | Email exeter@kivells.com

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