



Land adjoining Ford Plantation

Stoodleigh, Tiverton EX16 9PP

RENDELLS

Land adjoining Ford Plantation

Stoodleigh, Tiverton EX16 9PP

Guide Price of £100,000

**** 9.69 acres (3.92ha) of mixed pastures, scrub and woodland for sale by informal tender ****

An interesting and attractive block of land that offers the potential for improvement for farming or an alternative area providing natural and ecological benefit, regeneration with the potential to create a wildlife and ecological haven with views and good access in an enviable area.

Method of Sale:

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by 12 noon Tuesday 3rd November 2026. Tender forms are attached to these particulars or available on request.

All tenders must be submitted to Rendells, 13 Market Street, Newton Abbot TQ12 2RL. The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale. Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.

Tenure	Land Registry
Freehold.	DN275665

Services:

Natural water supply. No services to the property.

Local Authority

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Viewing:

Strictly by telephone appointment through Rendells Estate Agents
Tel: 01626 353881

What3Words:

///crackling.betrayal.mysteries

Drone Video: <https://youtu.be/2Gp4RriuGfw>



Plan:

The sale plans have been prepared from the Land Registry title plans and are for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Land Schedule:

SX	Field No.	Description	Acres	Ha
SS9118	0154	Pasture	1.93	0.78
SS9102	0243	Pasture	4.16	1.68
SS9018	9751	Scrub & Woodland	1.03	0.42
SS9118	0942	Scrub & Woodland	2.57	1.04
TOTALS			9.69	3.92

Directions

From Rendells 13 Market Street, Newton Abbot continue north on the A38 heading to Exeter, take the M5 and exit at junction 27 heading to Tiverton and continue along the A361 over the river Exe and turn right onto Long Lane and follow the signs to Stoodleigh. The property is along West End Lane and Rull Hill.

What3Words:

///crackling.betrayal.mysteries

Health & Safety:

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.



Method of Sale:

The land is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by **Tuesday 3rd November 2026**. Tender forms are either attached to these particulars or available on request from Rendells tel. 01626 353881 or online www.rendells.co.uk

All tenders must be submitted to Rendells, 13 Market Street, Newton Abbot TQ12 2RL.

The Seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

The Buyer(s) will be required to exchange contracts within six weeks of their solicitor receiving a draft contract.



Tender Form

Land adjoining Ford Plantation, Stoodleigh, Tiverton EX16 9PP

To be submitted by For Sale by Informal Tender

Closing Date Tuesday 3rd November 2026 at 12:00 Noon

I/We tender for the above mentioned property Subject to Contract, Freehold with Vacant Possession.
(Please submit in words and figures)

Amount Figures	
Amount Words	

Status:

Status	Cash / Loan / Mortgage
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Prospective Purchasers Details:

Name:	
Address:	
Post Code:	
Email Address:	
Home Telephone No:	
Mobile Telephone No:	

Solicitors Details:

Solicitors Name:	
Address:	
Post Code:	
Email Address:	
Telephone No:	

Signature:

Date:

Please Note:

The vendor reserves the right not to accept the highest tender received or any tender if so wished.

Please submit tenders by **12 noon Tuesday 3rd November 2026** to Rendells, 13 Market Street, Newton Abbot TQ12 2RL Email: land@rendells.co.uk

H.M. LAND REGISTRY		TITLE NUMBER	
		DN275665	
ORDNANCE SURVEY PLAN REFERENCE	SS 9018 SS 9118	Scale 1/2500	
COUNTY DEVON	DISTRICT MID DEVON	©Crown Copyright	

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

SEE SUPPLEMENTARY 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.
- 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.