



Land at Lower Esridge , Dunchideock, Exeter, Devon EX6
7BL

Attractive conservation land 20 minutes from Exeter City

Dunchideock 1 miles. Longdown 2.6 miles. Exeter 6.8 miles.

- 4.24 Acres of land
- Good road links to Exeter City
- Conservation and sporting appeal
- For sale by Informal Tender
- Closing date for tenders - 24th July 2026 at 12pm
- Freehold
- Guide Price £50,000 to £70,000

Informal Tender £70,000

[01392 680059](tel:01392680059) | farmagency@stags.co.uk

SITUATION

The land at Lower Esridge is situated to the north of the sought after parish of Dunchideock, with its strong local community, surrounded by unspoilt Devon countryside yet only a few minutes from Exeter.

The land offers good access to nearby villages, Exeter, A30, A38 and M5 motorway.

GENERAL DESCRIPTION

The land extends in total to approximately 4.24 acres and comprises an attractive parcel of conservation land offering significant amenity appeal and wildlife haven.

Positioned between two established areas of woodland, the land naturally forms part of a wildlife corridor, enhancing its ecological importance. The setting provides a peaceful and tranquil environment, ideally suited for conservation purposes.

ACCESS

Direct access onto the public highway.

METHOD OF SALE

Informal tender

The land is offered for sale by informal tender. The closing date

for tenders is midday on 24th July 2026.

The informal tender form is available from Stags. Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of George Alder.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags.

Please refer to the informal tender form.

The vendor is not obliged to accept the highest or any offer received.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

SCHEMES

The land is entered into Sustainable Farming Incentive (SFI) agreement, which will be ended on completion.



LOCAL AUTHORITY

Teignbridge District Council
www.teignbridge.gov.uk.uk

SERVICES

Seasonal natural water only.

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.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

WARNING

Farms and land can be dangerous places. Please take care

when viewing the property, particularly in the vicinity of farm buildings and livestock.

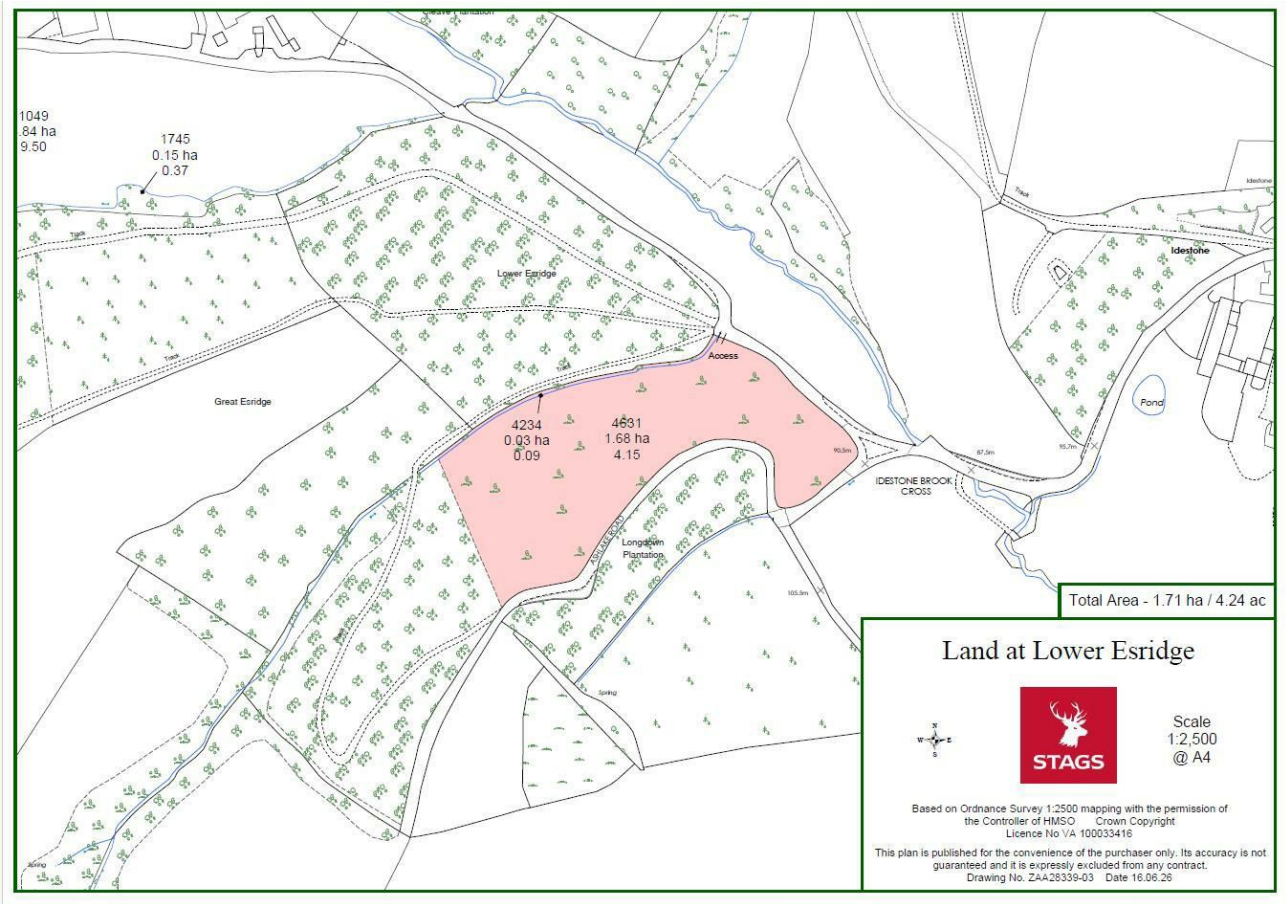
DIRECTIONS

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DISCLAIMER

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.





@StagsProperty

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