



## The Orchard, Broadhembury, Honiton, Devon EX14 3NE

 0.79 acre(s)

- For sale by Formal Tender
- Attractive 0.79 acres block of level pasture land
- Suitable for a range of agricultural, horticultural & equestrian uses
- Good road access
- Quiet edge of village location
- Strategically positioned with alternative use potential (subject to planning)

Guide Price **£35,000**

Freehold

## THE PROPERTY

A rare opportunity to acquire an attractive paddock extending to 0.79 acres (0.32 ha) in a sought after position on the edge of the popular village of Broadhembury. Set in a quiet and peaceful location enjoying views over the village. Ideally suited for equestrian, agricultural or amenity purposes. The land was put forward for residential development allocation for the East Devon District Council 2020-2040 Local Plan and was subject to Site Selection review by the local authority but was not a preferred site for allocation. The property may have potential long term strategic alternative use value (subject to consent).

The land is level and surrounded by traditional hedgerows interspersed with mature broadleaf trees and has recently been used for grazing horses but would be suitable for a range of agricultural & horticultural uses. There is a hardstanding area inside the entrance gate where a substantial mobile stable block was located until removal in February 2026.

## SERVICES

No services connected to the property.

## TENURE

Freehold with vacant possession upon completion.

## LOCAL AUTHORITY

East Devon District Council.  
Tel: 01404 515616

## SOLICITORS

Porter Dodson Solicitors, The Quad, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX  
Contact: Ben Hingley. Tel: 01823 625892  
Email: Ben.hingley@porterododson.co.uk

## METHOD OF SALE

For sale by Formal Tender.

Tenders are invited to be submitted on the Formal Tender form together with the signed Formal Tender contract and deposit being 10% of your tender amount prior to 12:00 noon on Friday 26 June 2026.

For further information please contact sole agents Symonds and Sampson LLP at the Tiverton office.

## DIRECTIONS

From Colliton Cross on the A373 (Cullompton to Honiton main road), proceed to the village of Broadhembury. At the junction in the village, turn right. After a short distance, take the first turning on the right onto Dukes Square. After approximately 200 metres, the entrance to the land will be found on the right hand side marked by our sale board. What3words ///cucumber.curly.cabbage

## VIEWING

During daylight hours with particulars to hand having first informed the selling agents, Symonds & Sampson LLP. Further information is available from Paul Heard on 01884 218911.



Tiv/SV/070526



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