



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

01884 218911

tiverton@symondsandsampson.co.uk
Symonds & Sampson LLP
15 Swallow Court, Devonshire Gate,
Tiverton, Devon EX16 7EJ



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.



FORMAL TENDER NOTES
THE ORCHARD, BROADHEMBURY, HONITON, DEVON EX14 3NE

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON FRIDAY 26th JUNE 2026.

SYMONDS AND SAMPSON, 15 SWALLOW COURT, DEVONSHIRE GATE, TIVERTON EX16 7EJ
Ref: THE ORCHARD Email: pheard@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "THE ORCHARD OFFER" in the left hand corner. In addition to this form, you must include the completed contract from the legal pack and your deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. In submitting a tender the following assumptions shall apply:
 - (a) that the tenderer has previously inspected the Property.
 - (b) that the tenderer accepts the Property in the physical state it is now in.
 - (c) that the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
 - (d) that the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful
8. Completion date 24th July 2026.
9. The vendors do not commit themselves to accept the highest or indeed any offer.



01844 218911

Symonds & Sampson LLP
15 Swallow Court, Devonshire Gate
Tiverton, Devon EX16 7EJ

pheard@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

FORMAL TENDER FORM
THE ORCHARD, BROADHEMBURY, HONITON, DEVON EX14 3NE

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON FRIDAY 26th JUNE 2026.

SYMONDS AND SAMPSON, 15 SWALLOW COURT, DEVONSHIRE GATE, TIVERTON EX16 7EJ
Ref: THE ORCHARD Email: pheard@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone:

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words))

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated: Signed:

My/our solicitors are:

Address.....

.....

PLEASE ENSURE THIS FORM IS RETURNED TO OUR OFFICE TOGETHER WITH THE SIGNED FORMAL TENDER CONTRACT AND YOUR DEPOSIT MONIES BEING 10% OF YOUR TENDER AMOUNT PRIOR TO 12 NOON ON FRIDAY 26TH JUNE 2026. THIS TENDER FORM SHOULD BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND STIPULATIONS SET OUT IN THE THE SALES PARTICULARS.



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