



**Land at Stoke Canon, Exeter, Devon EX5 4HA**

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# Land at Stoke Canon, Exeter, Devon EX5 4HA

A highly productive run of level arable and  
pastureland with livestock handling pens and long  
river frontage extending to just under 46 acres

Guide Price Excess £375,000

Available 7 days a week



Kivells. The sign that sells.

**SITUATION** The land at Stoke Canon occupies an enviable position within the stunning Exe Valley immediately to the south of the village at the confluence of the Rivers Culm and Exe and just metres from the main A396 which runs between Exeter and Tiverton.

**GENERAL DESCRIPTION** An excellent block of level, ring fenced farmland contained in three enclosures extending to around 46 acres and regularly grows abundant crops of maize, corn and grass.

The land is bounded in the east and south by the rivers Culm and Exe. In the west by mature hedge banks and stock proof fencing and in the north by a parish road where there is a very good livestock handling race and loading area.

**SERVICES** There are livestock watering areas on the river Culm.

**INGOING VALUATION** There will be no ingoing valuation nor counter claim for dilapidations.

**TENURE AND POSSESSION** Vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. Tel 01404 515616.

**VIEWINGS** Strictly by appointment with the selling agents.

**DIRECTIONS** From Exeter head north on the A377 and at Cowley Bridge, bear right onto the A396 towards Tiverton. Follow this road for around 2 miles, passing over the bridges and turning immediately left into Chestnut Crescent where the land will be found on the left hand side identified by a Kivells "For Sale" board.

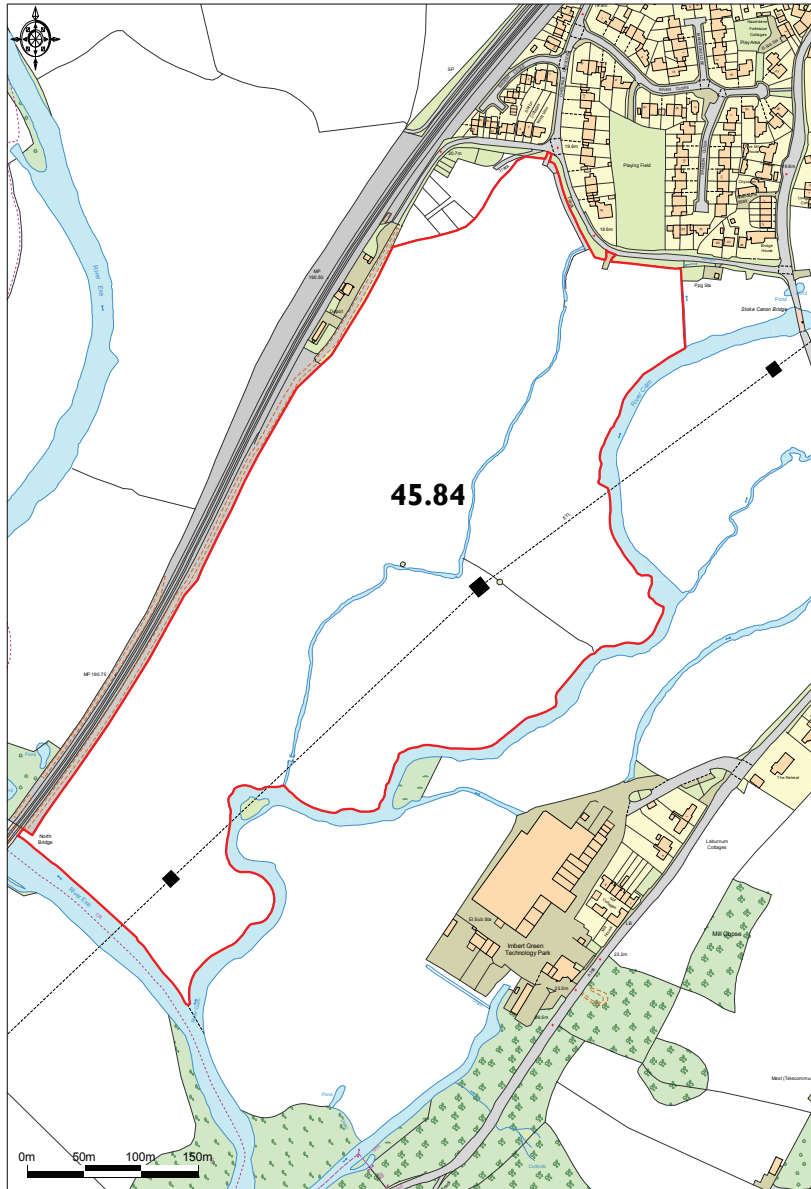
**ALL ENQUIRIES Tel: 01392 252262**

**Email: [simon.alford@kivells.com](mailto:simon.alford@kivells.com)**



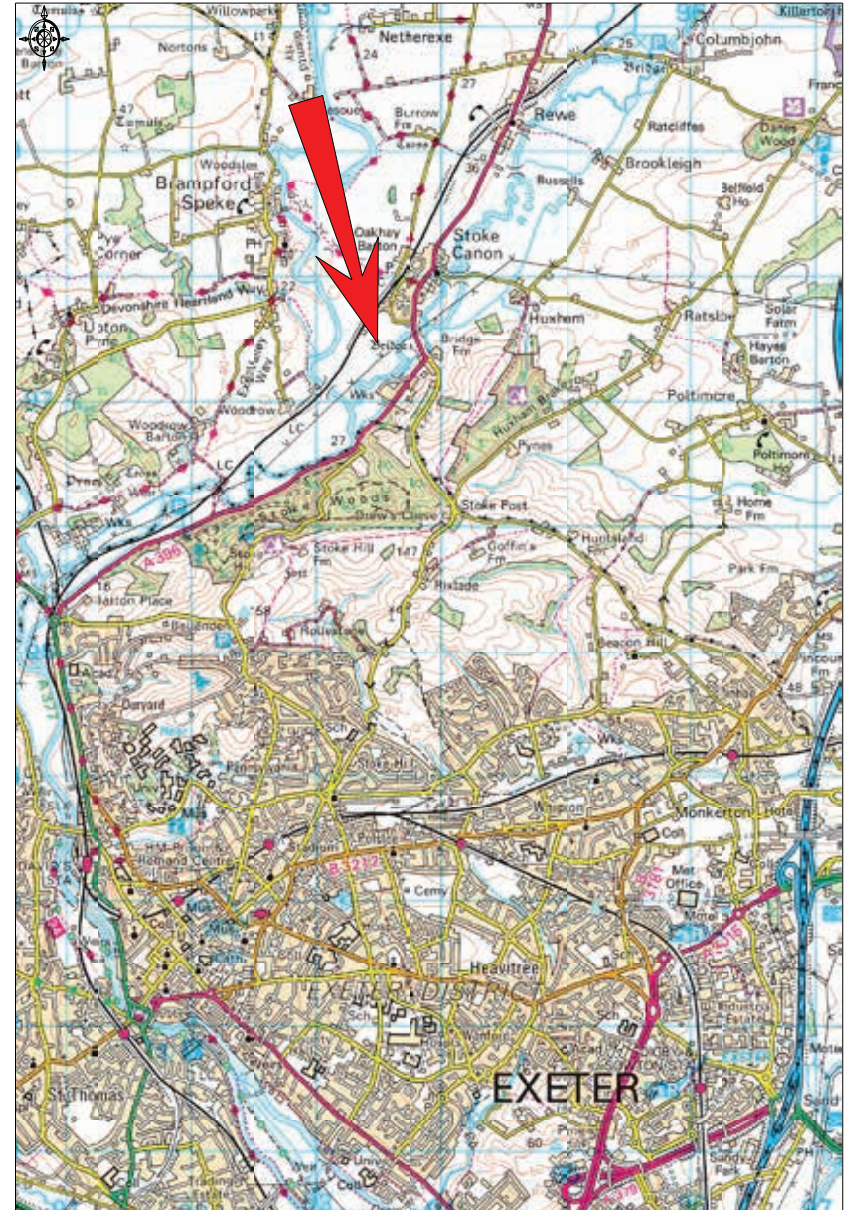


# Land at Stoke Canon



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Identification Only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

