# Land at The Blue Ball, near Sandygate Roundabout

Clyst St Mary, Exeter, Devon EX2 7JL

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Clyst St Mary, Exeter, Devon EX2 7JL

£170,000 - £180,000 Auction Guide Price

For sale by public auction on Wednesday 7th October, 7.00pm
at Lifton Strawberry Field, Lifton, Devon PL16 0DH

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A rare opportunity to acquire 7.21 acres in a prominent and highly accessible location on the eastern edge of Exeter, with excellent connectivity with future potential

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## Situation

The land occupies a prominent and highly accessible position in a sought-after location to the east of Exeter, adjacent to the Blue Ball Inn, south of Sandy Park and just off Sandygate Roundabout at Junction 30 of the M5. The site benefits from excellent transport connections, with direct access from Clyst Road.

## Description

Extending to approximately 7.21 acres, the site comprises predominantly level pasture together with a range of buildings and a concrete yard area. The buildings are principally of timber construction, in varying states of condition, and provide a mixture of stabling and general-purpose storage.

The land comprises a combination of Grade 1 and Grade 3 soils, with the western part classified as Grade 1 and the eastern part as Grade 3. The eastern element is predominantly laid to pasture and divided into fenced paddocks. To the west, the land has a more natural character, comprising areas of reed bed and established vegetation which provide attractive amenity value and support a diverse range of habitats and biodiversity. The eastern boundary is formed by the River Clyst.

The land has been used for equestrian purposes for over 10 years and offers significant potential for continued equestrian use, agriculture or a range of alternative uses, subject to the necessary planning permissions and consents. Its prominent and highly accessible position on the eastern edge of Exeter, close to Junction 30 of the M5, further enhances the change of use opportunity.

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# Auction Details

**Venue & Date -** The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DE on 7th October 2026 at 7pm. Buyers are advised to attend by 6.30pm to register.

**Registration** - Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION. It takes less than 5 minutes to complete. Please visit our website for more information: .

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

**Online Bidding -** Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

**Buyer's Administration Fee -** All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 including VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyers are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyers administration fee will be included within the legal pack.

**Solicitor -** Stephens Scown, Exeter. FAO Tom Graham

**Auction Payment** - At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment.

Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

**Guide prices** - Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

**Completion** - Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

**Easements, Wayleaves, Rights of Way** - The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

**Boundaries -** Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

## Additional info

**Services**
There is a mains water and electricity supply.

**Flooding**
Purchasers should note that parts of the land are susceptible to seasonal flooding, particularly during the winter months.

**Uplift/overage clause**
It should be noted the land will be sold subject to a development uplift provision of 20% of the uplift in value following the grant of any non agricultural planning consent in the next 20 years and will be payable on the earlier of sale with the benefit of planning permission or implementation of the planning permission.

**Tenure & Possession -** Freehold with vacant possession upon completion.

**Local Authority -** Devon County Council.

**Directions - What3Words:** //dress/.shovels.finishing

**Viewings -** Strictly by appointment only. Please ring 01392 252262 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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