KIVELLS

Land located at Gale

Bickington, Newton Abbot, Devon, TQ12 6PG



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Highly accessible and located in a sought after area

In all amounting to 36.43 acres (14.74 hectares)

Multiple direct road access points

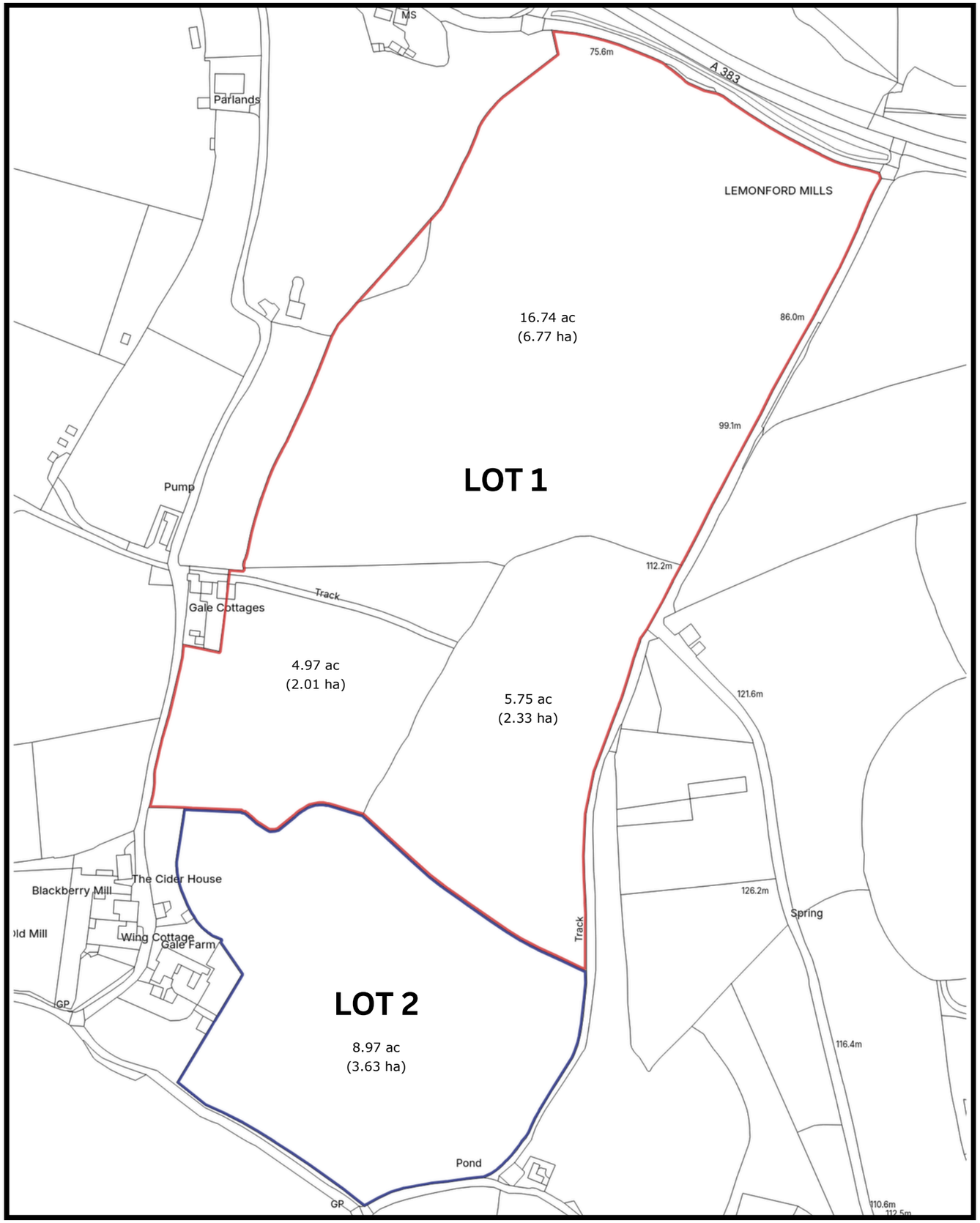
Productive run of versatile land

Offered in two separate lots

Freehold with vacant possession available

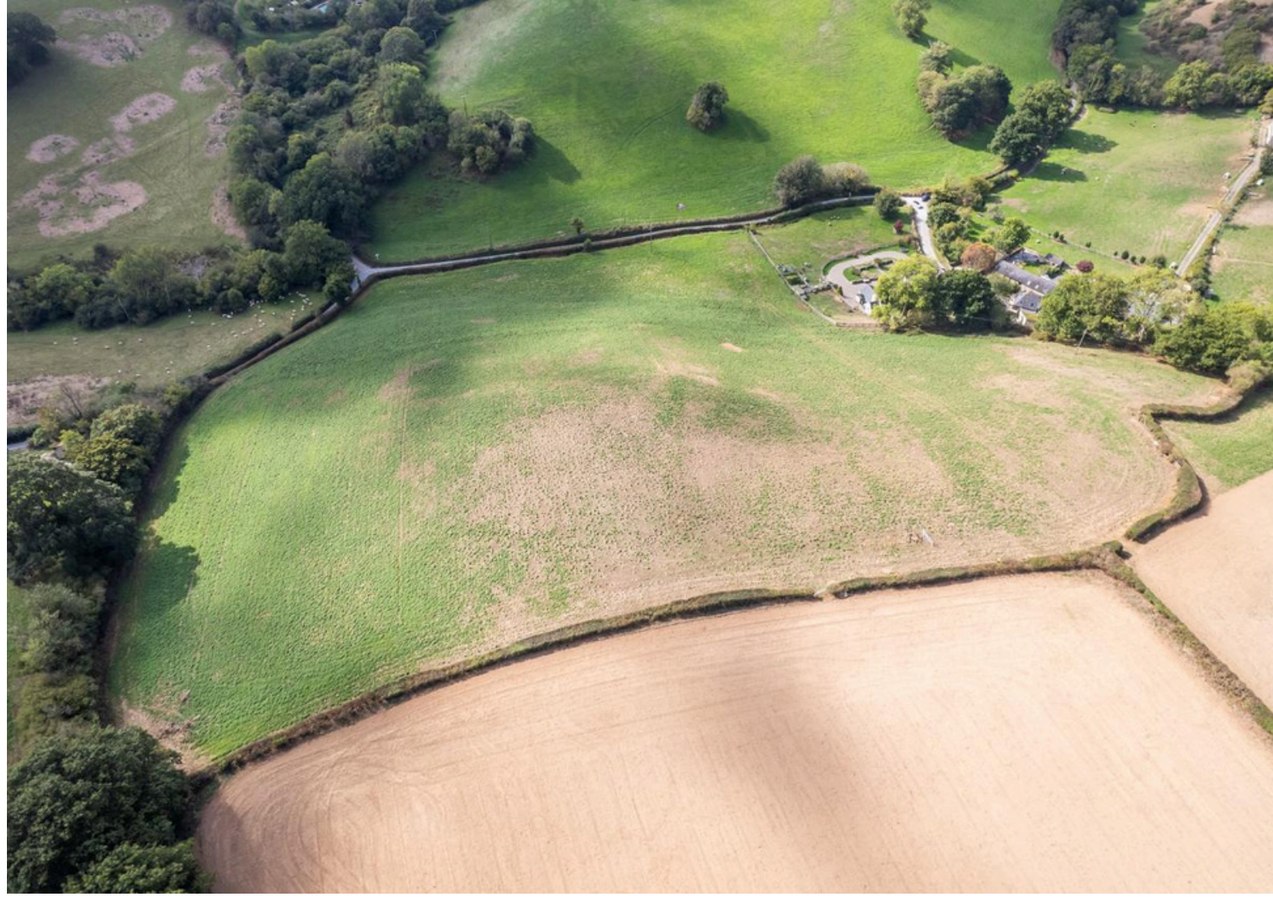
Guide Price:

Lot 1:	**£310,000**
Lot 2:	**£85,000**
The Whole:	**£395,000**

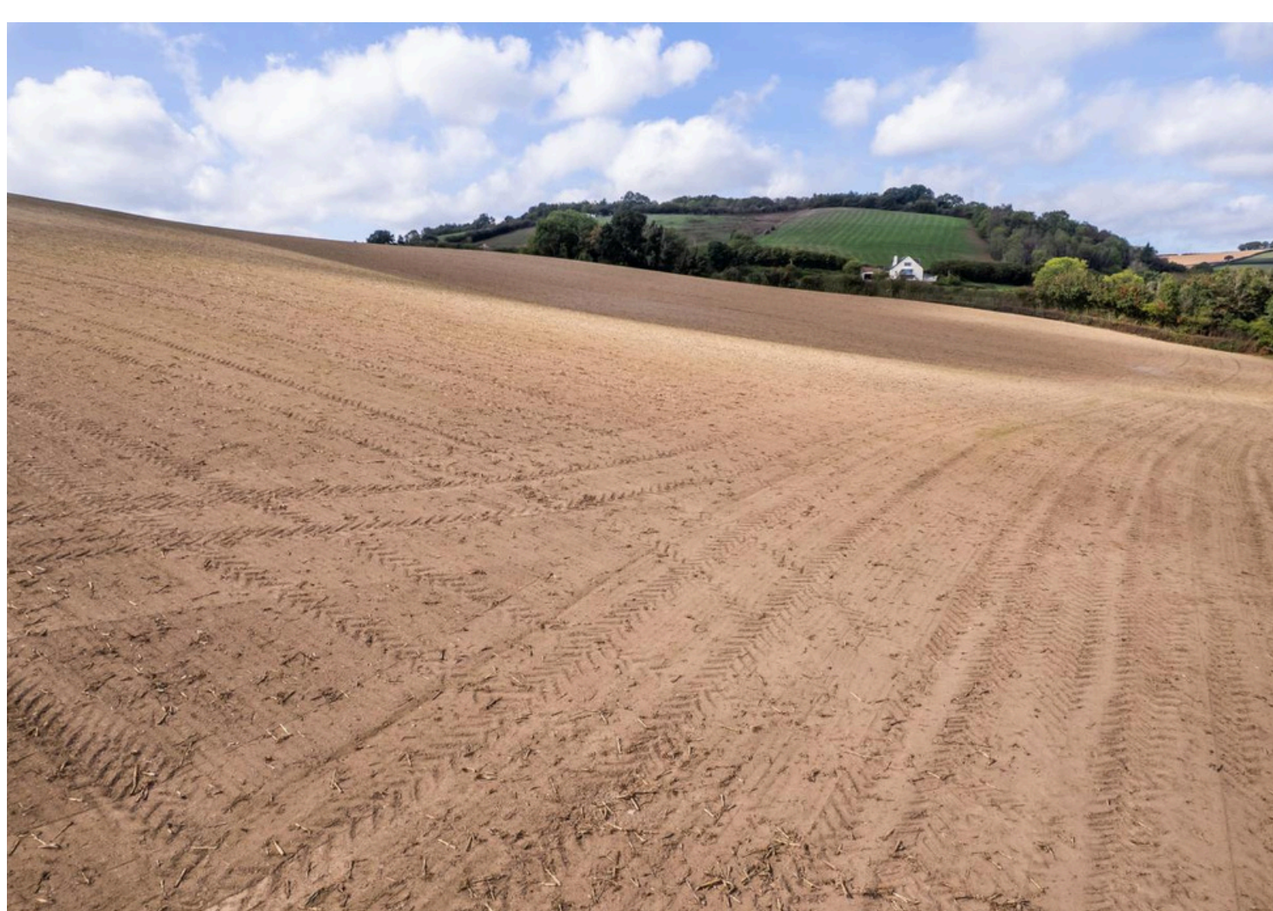


01392 252262 | exeter@kivells.com









SITUATION

The land at Gale is situated just 0.4 miles to the south east of Bickington within the local authority of Teignbridge, South Devon. The land is nestled in a prominent location with excellent access to the nearby road network which includes the A383 linking Newton Abbot and Ashburton and A38 Devon Expressway which is located 1 mile to the west. The land lies 4.7 miles west of the town Newton Abbot, 11 miles north of the town Totnes and 20 miles south west of the thriving city of Exeter.

DESCRIPTION

The land comprises a productive block of 36.43 acres (14.74 hectares) containing both level and very gently sloping arable land together with a steeper parcel of permanent grassland located to the south. The arable land has been used to grow a variety of cereal and forage crops including wheat, oats and maize with the soils described as freely draining slightly acid loamy soils. The land is classified as Grade 3 and is available as a whole or in two lots.

GUIDE PRICES

The Whole | Guided at £395,000
Approximately 36.43 acres (14.74 hectares) of both arable and pasture land.

Lot 1 | Guided at £310,000
Approximately 27.46 acres (11.11 hectares) forming three field parcels held within an arable rotation.

Lot 2 | Guided at £85,000
Approximately 8.97 acres (3.63 hectares) forming a single sloping field parcel down to permanent grassland.



OTHER INFORMATION

Services
Lot 1 - We understand mains water is located within Lot 1 but no connection is currently in place.
Lot 2 - We understand Lot 2 does not benefit from a mains water connection, however natural water is avaiable to the south.

Tenure | The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

Method of Sale | The land is offerd for sale by Private Treaty and is available as a whole or in two lots.

Land Plan | The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easement, 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 the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Public Rights of Way | There are no public rights of way over the land as far as they are known.

Sporting and Mineral Rights | The sporting and mineral rights are included in the sale, so far as they are known.

Environmental Stewardship | The land is not subject to any Countryside Stewardship Agreements.

Local Authority | Teignbridge District Council.

Health & Safety | Potential purchasers should be vigilant and take particular care when inspecting the property.

Viewings | Strictly by appointment with the selling agents, Kivells.

Photographs | Taken October 2026.

Directions
Postcode | TQ12 6PG **What3Words |** chess.tall.cautious

Contact Us
Kivells Farms & Land Department, Exeter
Ian Caunter | 07813 068935 | ian.caunter@kivells.com

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The Matford Centre, Matford Park Road, Exeter, Devon, EX2 8FD

01392 252262 | exeter@kivells.com | kivells.com