



Land Off Sidmouth Road, Sidmouth Road,  
Sidbury, Devon, EX10 0QL

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A single pasture field extending to 4.93 acres.

Sidmouth 4 Miles - Ottery St Mary 5 Miles - Honiton 6 Miles

• 4.93 Acres (2.00 Hectares) • Pasture field suitable for grazing • Direct Road Access • For Sale by Private Treaty •

Guide price £50,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

### **SITUATION**

The land is situated in a quiet rural location, just under 1 mile north of the village of Sidbury on the A375 with easy access to the A3052 (1.8 miles) and the A30 (5 miles). The town of Sidmouth lies approximately 3.8 miles to the south.

### **DESCRIPTION**

The Land Off Sidmouth Road extends to approximately 4.93 acres (2.00 Hectares) of productive grazing land, enclosed by stock proof fencing. The land is predominantly Grade 3 with the soils being described as a mixture of loamy and clayey soil.

### **SERVICES**

There are currently no services connected, however a water main crosses the land that can be connected by South West Water. Further details are available from the agents.

### **ACCESS**

The land is accessed via a right of way hatched in blue on the attached plan.

### **METHOD OF SALE**

The land is offered for sale by private treaty.

### **TENURE AND POSSESSION**

Freehold with vacant possession from 24th March 2019

### **LOCAL AUTHORITY**

East Devon District Council  
W: [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)  
T: 01395 516551

### **BASIC PAYMENT SCHEME**

The land is registered for the Basic Payment Scheme but no entitlements are included within the sale.

### **WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreements. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

### **SPORTING AND MINERAL RIGHTS**

The sporting & mineral rights insofar as they are owned are included within the freehold

### **PLANS AND BOUNDARIES**

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

The field currently forms part of a larger field. A post and wire fence will be erected, owned and maintained by the vendor upon completion and a 5 bar galvanised access





gate provided along the blue line shown on the attached plan.

### **VIEWING**

On instructions from the vendor, for safety reasons no access is permitted to the land without prior agreement. Please contact Stags Farm Agency on 01392 680059 for more information.

### **DIRECTIONS**

From the A3052 (East), turn left off Sidford High Street onto the A375 towards Sidbury. After approximately 1.2 miles, continue through the village of Sidbury. After approximately 0.7 miles the property will be located on the right identified with a 'FOR SALE' board.

### **WARNING**

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of any farm livestock.

### **WEB FIND REFERENCE: 97123**

### **DISCLAIMER**

These particulars are a guide only and are not to be relied upon for any purpose.





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