

STAGS

Land at Great Esridge , Dunchideock, Exeter, Devon EX6 7BL

Attractive pasture field with pond 20 minutes from Exeter City

Dunchideock 1 miles. Longdown 2.6 miles. Exeter 6.8 miles.

• 9.99 Acres of land • Good road links to Exeter City • Conservation and sporting appeal with pond and woodland • For sale by Informal Tender • Closing date for tenders - 24th July 2026 at 12pm • Freehold • Guide Price £125,000 to £150,000

Informal Tender £150,000

01392 680059 | farms@stags.co.uk

SITUATION

The land at Great Esridge is situated to the north of the sought after parish of Dunchideock, with its strong local community, surrounded by unspoilt Devon countryside yet only a few minutes from Exeter.

The land offers good access to nearby villages, Exeter, A30, A38 and M5 motorway.

GENERAL DESCRIPTION

The land extends in total to approximately 9.99 acres and comprises a block of sloping south-facing productive grassland. The land is described as freely draining slightly acid loamy soils.

The property is enhanced by the presence of a pond and a small area of woodland, adding both sporting and ecological value. These features, together with the overall setting, provide strong conservation and sporting appeal.

The land offers an excellent opportunity for those seeking to establish a smallholding, with scope for grazing, environmental projects, or lifestyle use, subject to any necessary consents.

ACCESS

Two accessways onto the public highway.

METHOD OF SALE

Informal tender

The land is offered for sale by informal tender. The closing date for tenders is midday on 24th July 2026.

The informal tender form is available from Stags. Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of George Alder.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags.

Please refer to the informal tender form.

The vendor is not obliged to accept the highest or any offer received.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

SCHEMES

The land is entered into a Countryside Stewardship mid-tier agreement ending 31st December 2028. The purchaser will be required to take over this agreement as a condition of sale. Further details available from the agents.



LOCAL AUTHORITY
Teignbridge District Council
www.teignbridge.gov.uk.uk

SERVICES
Natural water only.

SPORTING AND MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES
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.

VIEWING
Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

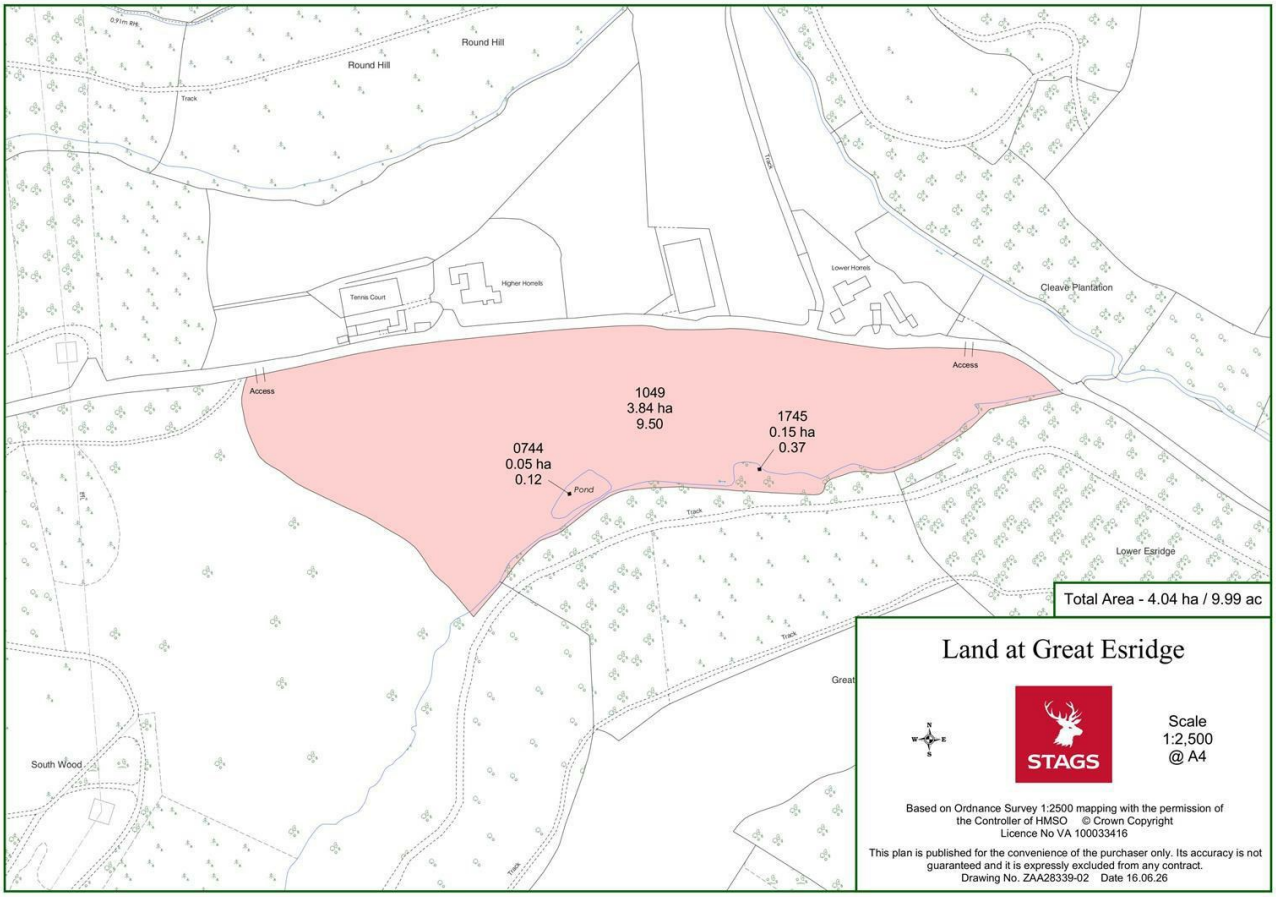
WARNING
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS
What three words ///bounty.tennis.codes

DISCLAIMER
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





@StagsProperty

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