

LAND AT SILVERTON

gth

EXETER, DEVON





Land at Silverton Exeter, Devon EX5 4JQ

Silverton 0.0 miles; Exeter 7.5 miles; Tiverton 7.0 miles

An attractively situated enclosure of pasture land benefitting from direct road access. Extending in total to approximately 2.97 acres, occupying a potentially strategic edge of village position.

Freehold Guide Price:
£90,000

DESCRIPTION

A rare opportunity to purchase an attractive parcel of land abutting the edge of the popular village of Silverton in Mid Devon, which lies approximately equidistant between the City of Exeter and the town of Tiverton. The parcel extends in total to approximately **2.97 acres** or thereabouts, and benefits from direct gated road access from the Council highway (Tiverton Road) to the east.

The field is gently sloping in nature with a gradual, even westerly gradient, bounded internally by stock proof fencing with interspersed mature treed banks and hedgerows, and some sections of masonry walling. The road side boundary is delineated by a timber post and rail fence, complete with a large gated field entrance affording direct public highway access.

The land affords significant appeal to those with agricultural, equestrian, environmental, horticultural or general amenity interests (subject to any necessary planning permissions where applicable), and may also be deemed to occupy a potentially “strategic” location in terms of possible longer term future alternative development (STP), given its position abutting the edge of the defined settlement limit of Silverton. Prospective purchasers should make and rely upon their own independent enquiries regarding any potential alternative uses that may require planning approval.



SITUATION

The property occupies a delightful village position on the outskirts of Silverton, with its shop, post office, two pubs, Church and Primary School. The town of Cullompton lies around 5.7 miles north-east, affording a more extensive range of retail, recreational and scholastic facilities, and which also provides access to the M5 motorway via Junction 28.

Whilst the land presently falls outside of the defined settlement limit of Silverton in accordance with the Mid Devon Local Plan, and is therefore regarded as lying within open countryside in planning terms, with a general presumption against most forms of development, it may nonetheless be considered to occupy a strategic edge-of-settlement position. As such, there may be longer-term opportunities to promote that land’s inclusion within future plan iterations or for alternative forms of development, subject to the prevailing planning policies at the relevant time.

COMMUNICATIONS

Road - The village is primarily accessed via local roads linking it to the A396 (Exeter to Tiverton) route, which runs nearby and provides a key connection to both the A361 North Devon Link Road and Junction 27 of the M5 motorway. This allows relatively straightforward travel to major regional centres such as Exeter, Tiverton, and further afield toward Bristol and the Midlands.

Rail—Exeter St Davids, approximately 7.7 miles to the south, which is a major regional hub on the Great Western Main Line. From here, there are frequent direct services to destinations including London Paddington, Bristol, Plymouth, and further into the South West.

Air—Silverton benefits from good access to air travel through its proximity to Exeter Airport, located approximately 7.8 miles to the south-east of the village. The airport offers a range of domestic and European flights, with connections to destinations such as Dublin, Edinburgh, and various seasonal holiday locations.

SERVICES & OUTGOINGS

We understand that the land has a mains water supply, currently serving a livestock drinking trough adjacent to the southern boundary.

OVERAGE

The seller’s preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller will not be opting to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

DIRECTIONS

What3words:///health.dignify.else

From Exeter, proceed north on the A396 (Cowley Bridge Road) towards Tiverton for approximately five miles, passing through Stoke Canon. On approaching Silverton, take the right-hand turning signposted for the village onto Upexe Lane, then take the first left onto Tiverton Road. Continue along this road, where the land parcel will be seen on the left-hand side.

ADDITIONAL INFORMATION

Tenure and Occupation: Freehold, registered under Title Number DN598987. The land is currently occupied by a grazier on a short-term grasskeep licence basis ending on 15th December, when vacant possession will be available, or earlier by agreement.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Rights of Way, Easements, Wayleaves etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.



Local Authority: Mid Devon District Council (MDDC).

Method of Sale: The land will be offered for sale by Informal Tender, with tenders to be submitted in writing by 1pm on Friday 7th August 2026, whether via email to residential.tiverton@gth.net or by post to Greenslade Taylor Hunt, 5 Fore Street, Tiverton, Devon EX16 6LN.

Tender forms are available by request from the Agent.

IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

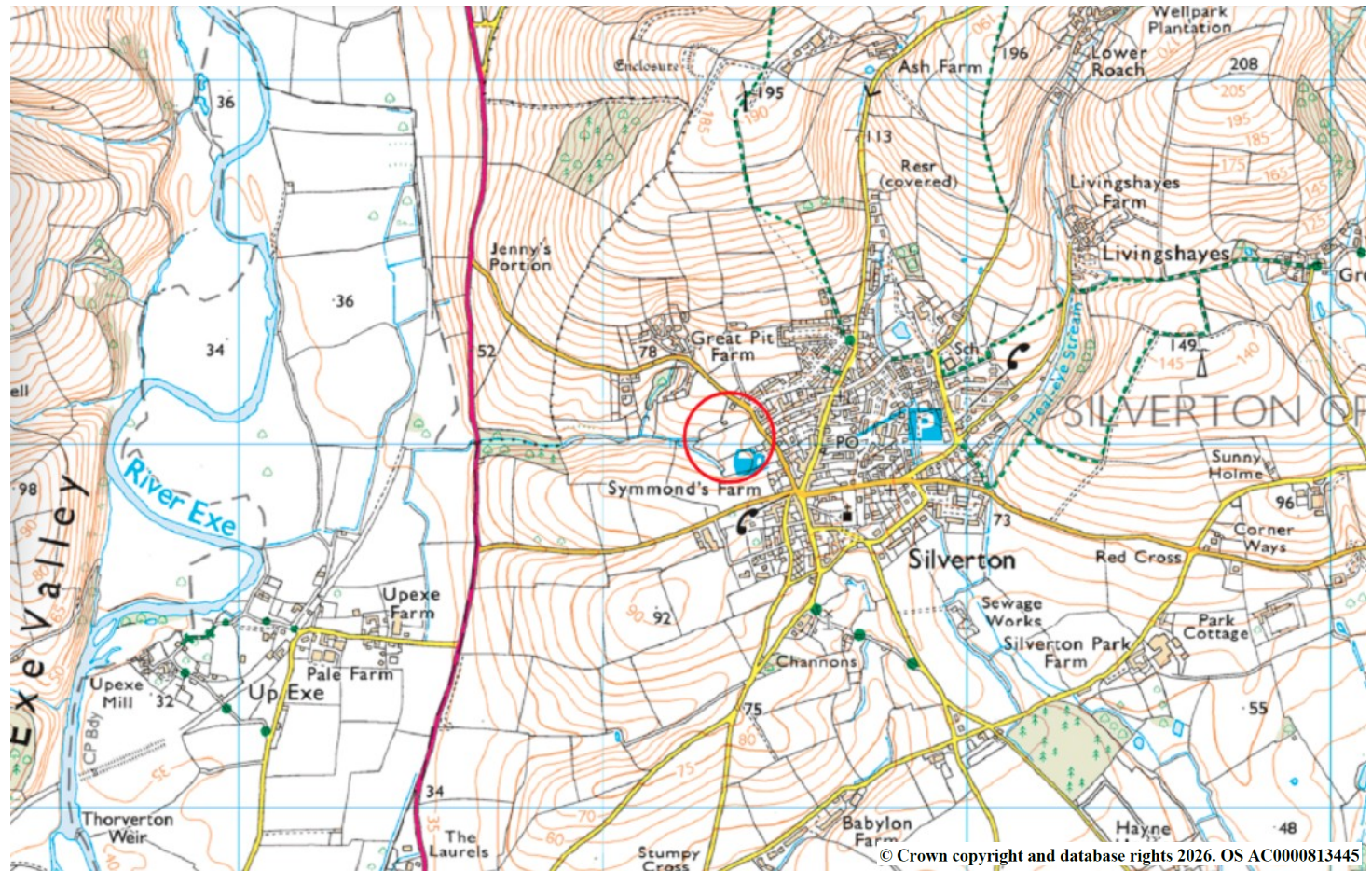
All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Land and buildings are a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around buildings and in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates. Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

Photos Taken June 2026

Sales Brochure Updated 07/07/2026—v.4.1

Property Reference Number: TIV260159



VIEWING

Strictly by appointment only with the agents

Greenslade Taylor Hunt.

5 Fore Street, Tiverton, Devon EX16 6LN

Email: residential.tiverton@gth.net

Tel: 01884 243000 | Ref: TIV260159

GREENSLADE TAYLOR HUNT

www.gth.net



Little Pitt

Pp9

78.0m

Issues

78.0m

Pond

Issues

Issues

0m 15m 30m 45m

© Crown copyright and database rights 2026. OS AC0000813445

Promap
LANDMARK INFORMATION

