

LAND OFF TAPE LANE

gth

AWLISCOMBE, DEVON





Land off Tape Lane Awliscombe, Honiton, Devon EX14 3PJ

Honiton High Street 2.5 miles

An accessible and attractive parcel of versatile pasture land benefiting from small pockets of woodland and frontage onto The River Wolf.

In all about 22.02 acres (8.91 hectares) Available as a whole or in two lots

For Sale by Informal Tender (unless previously sold). All Tenders to be submitted by 12 noon on Friday 28th August 2026.

Freehold Guide Prices

Lot 1 - £200,000

Lot 2 - £60,000

DESCRIPTION

The sale of this land affords prospective purchasers a rare opportunity to acquire an extremely useful parcel of versatile land in this popular farming district. The land is situated in a renowned agricultural area and enjoys an attractive yet extremely accessible rural position, enclosed within natural hedgerow boundaries and in part with river frontage. The quality of this land combined with its location makes it an attractive property package.

In total the land extends to about 22.02 acres (8.91 Ha) and is offered for sale by informal tender as a whole or in up to two lots as shown on the accompanying plan.

SITUATION

The land is located between the villages of Awliscombe, Buckerell and Weston. Awliscombe offers a range of local amenities including a primary school and village hall whilst Weston provides the popular Otter Inn Public House. The market town of Honiton lies 2.5 miles to the east offering a more extensive range of services and amenities including supermarkets, leisure facilities and healthcare services.



The land is readily accessible being situated approximately 1.4 miles to the south of the A373 and 1.5 miles to the north of the A30, offering convenient regional travel connections to Exeter and the South West beyond.

LOT 1 - 18.17 ACRES OF PASTURE - GUIDE PRICE £ 200,000

A single pasture enclosure accessed directly off Tape Lane. The land is now down to pasture although has previously formed part of an arable rotation and benefits from pockets of woodland and frontage in part to the River Wolf which add to the environmental and amenity appeal.

We would note that the land benefits from planning consent for a General Purpose Agricultural Building (Application No: 24/0024/FUL). Lot 1 is edged red on the accompanying plan and extends to total to approximately 18.17 acres (7.35 Ha).

LOT 2 - 3.85 ACRES OF PASTURE - GUIDE PRICE £60,000

A single pasture enclosure which has also previously formed part of an arable rotation. Lot 2 is edged blue on the accompanying plan and extends to total to approximately 3.85 acres (1.56 Ha).

TENURE

The property is of freehold tenure and is being sold with vacant possession.

AGRI-ENVIRONMENTAL SCHEMES

We understand the land is subject to an existing Sustainable Farming Incentive Agreement which is not transferable.

METHOD OF SALE

The land will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. All tenders should be submitted to the Agents office (111 High Street, Honiton, Devon, EX14 1LS) by 12 noon on Friday 28th August 2026.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services. If there are points which are of particular importance to you please contact the office prior to viewing the property.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights across the land, in so far as they are owned, will be included in the freehold sale.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

The land is not subject to any public rights of way.

SALES PRIOR

It is possible that the property may be withdrawn or sold prior to the tender deadline. Interested parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

LOTING

It is intended that the property will be offered as a whole or in up to two lots and as described within these particulars. The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change. Offers may be made for the property as a whole, in lots or as purchasers see fit for their own purposes. If you are submitting a tender for the property different to the proposed lotting please attach a plan clearly marking the area to which the offer applies.

PLANNING

Lot 1 benefits from planning consent for a General Purpose Agricultural Building (Application No: 24/0024/FUL

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them.

SERVICES & OUTGOINGS

We understand Lot 1 benefits from a natural watering and also has well located on the western boundary although it is currently unused. Lot 2 as no water although we understand that the water main may be in the adjoining road. Prospective purchasers should make their own enquiries with regards to the availability of any services in the locality.

FARM PROPERTIES HEALTH & SAFETY NOTICE

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. Farm land is potentially a hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.

DIRECTIONS

Upon entering Weston via Hayne Lane carrying on for 0.4 miles then turn left, proceed for approximately 0.6 miles, whereupon the land will be found on the right hand side clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

WHAT.3.WORDS

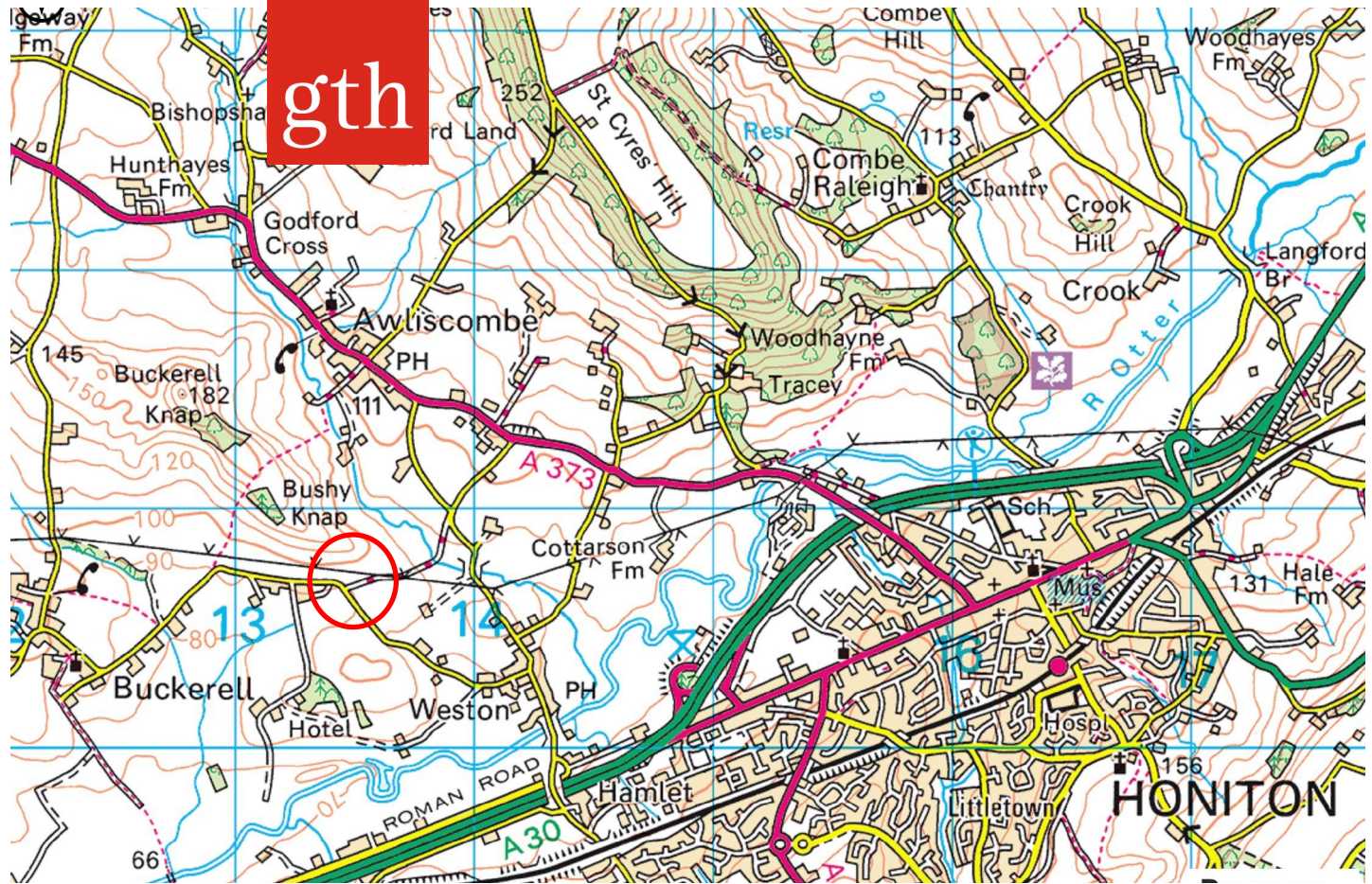
LOT 1- CONQUEST.INTERRUPT.FELLS

LOT 2 - HEMS.WHOEVER.DEVELOPED

ADDITIONAL INFORMATION

Flooding: The eastern periphery of lot 1 adjoining the River Wolf may be susceptible to some flooding at times of high rainfall.

Overhead Cables: Please note there is a Pylon located in Lot 1.



VIEWING

During daylight hours only with the Sales

Particulars in hand

Greenslade Taylor Hunt.

111 High Street, Honiton

Devon, EX14 1LS

Email: will.handel@gth.net

Tel: 01404 46222 | Ref: HON260204

GREENSLADE TAYLOR HUNT

www.gth.net

TENDER FORM

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, 111 High Street, Honiton, Devon, EX14 1IS** or by email to will.handel@gth.net by **12.00 noon on Friday 28th August 2026**. **Envelopes must be sealed and marked 'Tender for Land off Tape Lane, Awliscombe'**. Having submitted your offer, you are advised to telephone Will Handel on (01404 46222) or 07894 616167 to check safe receipt.
2. Offers received after the deadline will be recorded and reported to the Vendor, subject to the Vendors' instructions they may be excluded from the tender process.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline therefore it is advisable for interested parties to register their interest with the Agents, and it is their responsibility to check with the Agents whether the property will still be offered on the tender date.
8. All parties interested are invited to submit their best offers, it is in their interest to provide all the necessary information available in their offer to assist the Vendor's in making their decision.
9. Offers must clearly state:
 - 9.1 The lot the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of their photographic ID (passport or driver's licence) and a separate proof of address document (utility bill or bank statement) that is no more than three months old.
 - 9.4 The firm, name and address of his/her solicitor.
 - 9.5 Any conditions.
 - 9.6 Investigations you have already carried out.
 - 9.7 Confirmation of financial arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale and the contact details of your agent.
 - 9.8 Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and solicitors. Unless negotiated, we expect the successful purchaser will be able to proceed to the exchange of contracts within four weeks of receipt of the sale documents from the Vendor's solicitors. Please state exchange and completion timescales.
10. Once we have received instructions from the Vendors, all those who have submitted offers will be notified of the outcome.



'TENDER FOR LAND OFF TAPE LANE, AWLISCOMBE
(Pastureland extending to approximately 22.02 acres)

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the
sum of

As A Whole for 22.02 Acres (8.91 Ha)

Price: £.....

In words.....pounds.

LOT 1 - 18.17 Acres (7.35 Ha)

Price: £.....

In words.....pounds.

LOT 2 - 3.85 Acres (1.56 Ha)

Price: £.....

In words.....pounds.

Please provide proposed plans for the land:

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Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Solicitor: Please find below their details:

Solicitor - Firm	
Name	
Address	
Postcode	
Daytime ☎	
Email	

Confirmation of finance

Please supply proof that sufficient finance and/or cash is immediately available to complete the purchase (copy of bank statement or letter from accountant) OR provide details of Financial referee ie. bank manager and contact details. Please provide financial arrangements below:

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Name	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Dated.....

Signed.....

Name (BLOCK CAPITALS)

Dated

Offers for this property are to be submitted for the attention of – **Professional, Agricultural & Farm Agency, Greenslade Taylor Hunt, 111 High Street, Honiton, Devon, EX14 1LS by post or email to will.handel@gth.net no later than Friday 28th August 2026 at 12 noon.**

Please note that for this offer to be considered this form must be completed in full