



Land at Clyst William Cross

Plymtree, Cullompton, Devon

gth.net

Land at Clyst William Cross Plymtree, Cullompton Devon, EX15 2LQ

An accessible and attractive level pasture enclosure occupying a delightful rural position

In all about 2.02 acres (0.81 hectares)

Available as a whole

For Sale by Informal Tender

(unless previously sold)

All Tenders to be submitted by

Thursday 3 July 2025

at 12 noon

Guide Price—OIEO £70,000



DESCRIPTION

The sale of this land affords prospective purchasers a rare opportunity to acquire an accessible and attractive parcel of level pasture land in this favoured part of East Devon. The land is situated in a renowned agricultural area and enjoys an attractive rural position, enclosed within natural hedgerow and stock fence boundaries.

In total the land extends to about 2.02 acres (0.81 Ha) and is offered for sale by informal tender as a whole as shown on the accompanying plan.

SITUATION

The land occupies a delightful rural position approx. 1.70 miles to the east of Plymtree and 2.1 miles to the north west of Payhembury. The land lies within a predominantly agricultural area primarily comprising pasture and arable land interspersed with residential property and some woodland. The centre of Cullompton lies approximately 5 miles to the north west affording access to the M5 motorway whilst the town of Honiton lies approximately 6.5 miles to the south east and affords access to the A30/A303 together with rail connections to London (Waterloo).

The approximate position of the land is shown on the location plan on the back cover of these particulars.

SERVICES

The land is being sold with no mains or any services. Prospective purchasers should make their own enquiries with regards to the availability of services in the locality.

BASIC PAYMENT SCHEME

The land is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold, and as far as required by the vendor, will be conveyed, subject to all rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any) and to the Town and Country Planning Scheme affecting the same.

TOWN & COUNTRY PLANNING

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.

TENURE

The land is of Freehold tenure offering vacant possession at the completion of the sale.

LOTTING

It is intended that the property will be offered as a whole 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 or with less land. If you are making a tender for the property with less land please attach a plan clearly marking the area to which the offer applies.

OUTGOINGS

The property is sold subject to any further outgoing as assessed whether stated in these sale particulars or not.

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.



LOCAL AUTHORITY

East Devon, District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ Tel: 01404 515616.

METHOD OF SALE

The land is offered for sale by Informal Tender with tenders to be received in writing on the attached form of Tender. The tenders should arrive at the Agents’ offices at 111 High Street, Honiton, Devon, EX14 1LS by 12 noon on Thursday 3 July 2025 in a sealed envelope clearly marked ‘Tender for Land at Clyst William Cross’. Any tenders received will be subject to contract and the vendors are not obliged to accept the highest nor any other offer.

SALES PRIOR

It is possible that properties may be withdrawn/sold prior to the tender date. It is advisable for interested parties to register their interest with us and it is their responsibility to check with the selling Agents whether a particular lot will be offered, or if it has been withdrawn.

VIEWING

The land can be viewed at any reasonable time whilst in possession of the sales particulars, at the prospective purchasers own risk. All applicants are asked to respect the Country Code and close all gates.

DIRECTIONS

What3words– obvious. Shrugging.talkative

ADDITIONAL INFORMATION

Broadband: N/A

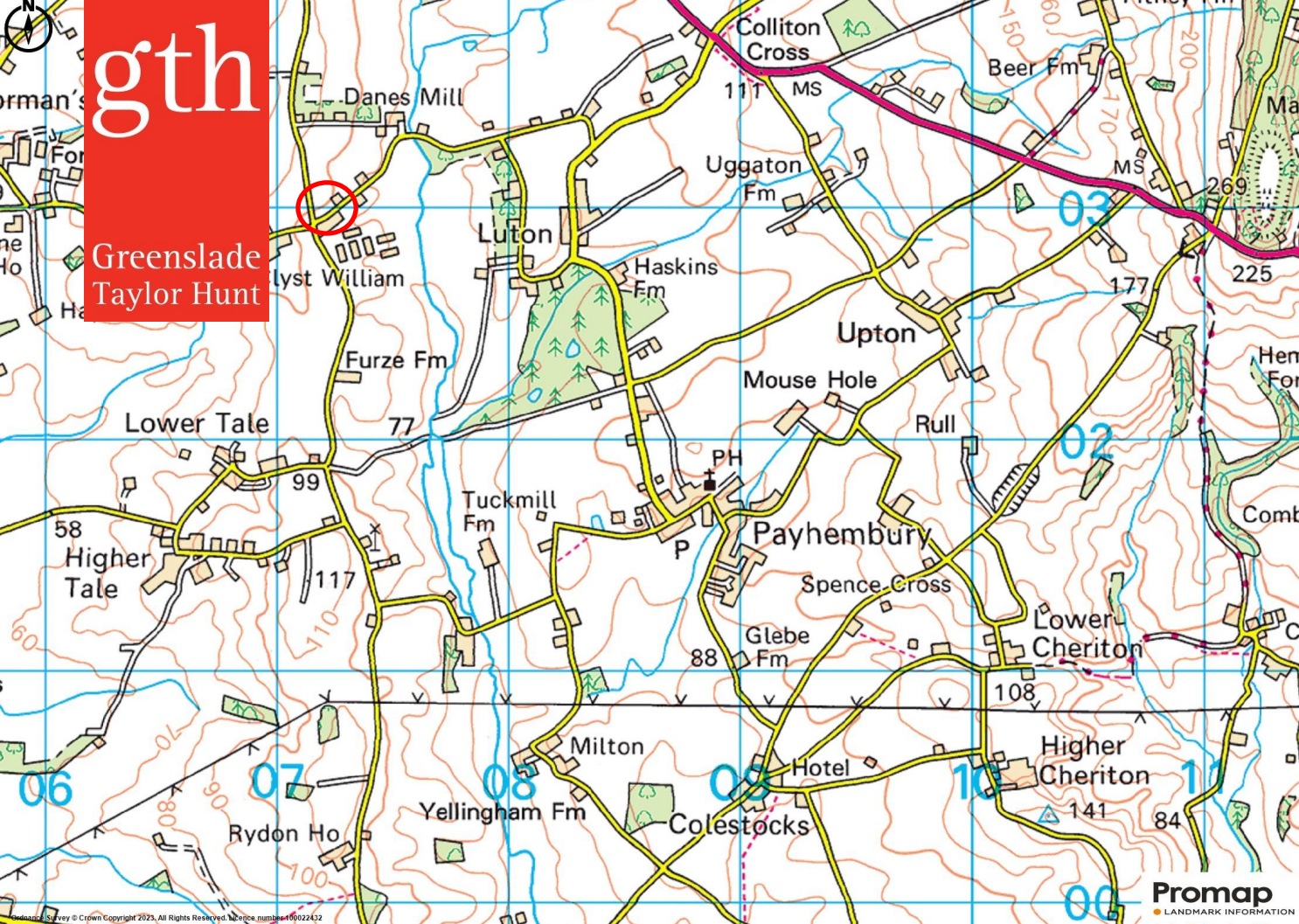
Mobile Coverage: N/A

Flooding: Understood to be very low.

Planning Permission: The vendors have previously submitted an outline application with all matters reserved for the erection of 2 dwelling (22/1138/OUT) which was refused.

Safety: Please be mindful and respectful of Livestock grazing in field.

Accessibility & Adaptions: We understand that the land is accessed directly from the council lane.



Agents Details

Greenslade Taylor Hunt.

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Honiton, Devon, EX14 1LS

Email: will.handel@gth.net

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