



ALLER FARM

Awliscombe - Honiton - Devon



ALLER FARM

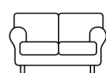
Awliscombe, Honiton, Devon, EX14 3PT

Awliscombe 1.5 miles, Honiton 3.5 miles, Exeter 16.5 miles

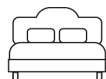


An outstanding residential holding centred upon a detached farmhouse in need of modernisation occupying a delightful and yet accessible rural position, a courtyard range of traditional stone barns, modern farm buildings together with pastureland. In all about 111.40 acres and available as a whole or in up to 9 lots.

For Sale by Informal Tender (unless previously sold). All Tenders to be submitted by 12 noon on Monday 10 August 2026.



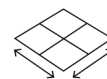
2



6



1



353.6 q. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: residential.honiton@gth.net

INTRODUCTION

Aller Farm presents a rare opportunity to modernise a charming country residence, offering spacious and adaptable accommodation suited to a variety of lifestyles. The property benefits from an excellent range of both traditional and modern agricultural buildings, providing flexibility for farming, equestrian use, or diversification, subject to planning. Extending to approximately 111.40 acres of traditional pasture, the land offers exceptional lifestyle appeal, ideal for smallholding or amenity use, all set within an accessible and attractive rural setting.

DESCRIPTION

Aller Farm has been in the current vendors' family ownership for 65 years having purchased the property at auction in 1961 and the sale therefore presents a particularly rare and exciting opportunity to acquire a unique rural holding. The property is centred on a detached, non-listed farmhouse offering spacious and flexible accommodation, now requiring a programme of modernisation throughout. Believed to date from the 1700s, the farmhouse provides significant potential for the creation of a charming and characterful country residence, set within an outstanding rural environment.

The property is complemented by an extensive range of both modern and traditional farm buildings, which may offer potential for alternative uses, subject to obtaining the necessary planning consents. In addition, there is adjoining and off-lying traditional pastureland that has been sensitively farmed.

In total, Aller Farm extends to approximately **111.40 acres (45.07 hectares)** and is available as a whole or in up to 9 lots.

This is a rare opportunity to acquire a beautifully balanced country property with exceptional versatility and charm — a true rural retreat offering lifestyle, smallholding, agricultural and amenity appeal in abundance.



Lot 1 – The Farmhouse, Buildings and adjoining Pastureland – In all about 24.50 acres Guide Price £925,000

A detached unlisted farmhouse providing generous and well-balanced accommodation arranged over two floors. At ground level, the principal reception rooms offer an excellent layout for both formal entertaining and day-to-day living. Furthermore, a particularly notable feature is the scope to incorporate existing stores into the house to provide additional living space whilst affording significant adaptability in layout.

The first floor offers the scope to create up to six or seven well-proportioned bedrooms, providing extensive sleeping

accommodation. The bedrooms are generously sized, with several capable of serving as principal suites or guest accommodation, making the property particularly suited to larger families or those wishing to accommodate visitors in comfort or even those seeking a property with multigenerational potential.

Outside:

The property is accessed from the adjoining council lane leading to the attractive courtyard range of traditional buildings providing ample parking. A second independent access is also available to the northern range of buildings.



To the north of the dwelling, is an enclosed walled garden providing additional outdoor space of lawn and shrub borders.

Farm Buildings:

Situated to the south, west and north of the farmhouse comprises an extensive range of both traditional and modern farm buildings. Set within the courtyard these comprise:

Stone and tile **tractor shed** (4.74m x 9.00m approx).
 Adjoining stone and slate **Barn** with loft over (4.25m x 7.80m).
 Adjoining steel framed 4 bay **covered yard** (5.75m x 7.29m).
 Stone barn part GI / part slate roof with **store** (6.7m x 4.51m).
 Adjoining **cow stalls** with loft over (5.14m x 9.12m)
 Adjoining **former parlour** with loft over (11.42m x 4.98m)

To the rear of the courtyard is a further range comprising:

4 bay concrete framed part block **implement shed** (17.97m x 9.89m)
 4 bay concrete framed **cubicle shed** (18.00m x 6.42m)
Implement shed (18.00m x 7.26m)
 4 bay steel framed **machinery shed** (18.00m x 8.82m)
 Adjoining 3 bay timber, stone, brick & GI **machinery shed** (Approx 8.78m x 12.42m)

To the north and with independent access comprising:

Steel framed with profile cladding **workshop** with mezzanine (20.90m x 9.10m)
 Steel framed with GI cladding **covered silage pit** (20.90m x 9.10m)
 Block and profile **tractor shed** (5.89m x 13.48m)
 Stone & timber **covered yard** (12.27m x 9.55m)
 Stone, brick & tile **Barn** (Approx 5.22m x Approx 15.18m)

The Land

The land comprises an attractive block of predominantly level pasture, enclosed by mature hedgerow boundaries and interspersed with charming little streams. It is considered to be highly appealing to prospective purchasers seeking lifestyle or smallholding opportunities in an attractive rural setting.

Lot 1 is shown shaded pink on the accompanying plan and extends in total to approximately 24.50 acres.

Lot 2 – 14.74 acres pasture Guide Price £175,000

Situated to the east of Lot 1, the land comprises of two enclosures of attractive pasture. Lot 2 is shown shaded yellow on the accompanying plan and extends in total to approximately 14.74 acres (5.96 Ha).

Lot 3 – 10.13 acres pasture Guide Price £120,000

Situated to the east of Lot 1 and comprising a single enclosure of level pasture. Lot 3 is shown shaded green on the accompanying plan and extends in total to approximately 10.13 acres (4.10 Ha).

Lot 4 – 4.80 acres pasture Guide Price £50,000

Adjoining Lot 1 to the north, the land comprises a single enclosure of versatile land with good access along the northern boundary. Lot 4 is shown light green on the accompanying plan and extends in total to approximately 4.80 acres (1.94 Ha).

Lot 5 – 9.91 acres pasture Guide Price £100,000

Situated to the north of Lot 1 and comprising a single enclosure of pasture benefiting from road frontage on the eastern and southern boundary. Lot 5 is shown shaded light blue on the accompanying plan and extends in total to approximately 9.91 acres (4.01 Ha).

Lot 6 – 2.65 acres pasture Guide Price £40,000

Adjoining Lots 2 & 3 and comprising a single enclosure of pasture. Lot 6 is shown shaded red on the accompanying plan and extends in total to approximately 2.65 acres (1.07 Ha).

Lot 7 – 3.63 acres pasture Guide Price £40,000

Situated on the southern periphery of the holding and comprising two enclosures of gently sloping pasture. Lot 7 is shown shaded blue on the accompanying plan and extends in total to approximately 3.63 acres (1.47 Ha).

Lot 8 – 14.43 acres pasture Guide Price £140,000

Situated to the east of Lot 1, comprising a parcel of level pasture. Please note that Lot 9 and the owner / occupier of the land between Lots 8 & 9 has a right of access over the track marked hatched. Lot 8 is shown shaded pink on the accompanying plan and extends in total to approximately 14.43 acres (5.81 Ha).

Lot 9 – 26.61 acres pasture Guide Price £250,000

Situated on the eastern periphery of the holding, this comprises a mix of level and gently sloping pasture. Whilst not benefiting from direct road frontage, the land can be accessed either over the track shown hatched or via the track along the eastern boundary. Lot 9 is shown shaded orange on the accompanying plan and extends in total to approximately 26.61 acres (10.76 Ha)

SITUATION

Aller Farm enjoys a wonderfully peaceful position lying on the southern edge of the Blackdown Hills, an area designated as a National Landscape and renowned for its striking scenery, rolling countryside, rich biodiversity and widely regarded as some of the most beautiful countryside in the region.

The property is situated approximately 1.6 miles to the north west of the village of Awliscombe, a traditional Devon village with a strong and thriving community. Local amenities include a Parish Church, Village Hall and a Primary School, ensuring a welcoming and practical environment for families.

The nearby market town of Honiton, about 3.3 miles to the south east, offers an excellent selection of everyday shops, supermarkets and services and a mainline railway station providing services to London Waterloo. Further afield, the city of Exeter lies approximately 16.6 miles to the south west, providing a comprehensive range of commercial, educational and recreational facilities. As a major regional centre, Exeter offers extensive shopping, cultural attractions, sporting venues, and a wide choice of educational establishments.

To the south lies the Jurassic Coast, a World Heritage Site, with pretty coastal towns and villages such as Lyme Regis, Seaton, Sidmouth, Branscombe and Beer.

TENURE

The property is of freehold tenure with the pasture land being subject to a grazing licenses to 31 October 2026.



SERVICES & OUTGOINGS

Lot 1 - Oil Fired Rayburn, mains electricity, private water and private drainage to a septic tank. We would note that the septic tank has not been inspected and may require attention and prospective purchasers should carry out their own investigations with regards to the installation of a treatment plant.

Lots 2, 3, 6, 8 & 9 are serviced by either private or natural water. Please note that lots 4, 5 & 7 have no water.

Local Council Tax on the farmhouse, Band E, together with the usual service and environmental charges.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendors or their agents prior to completion.

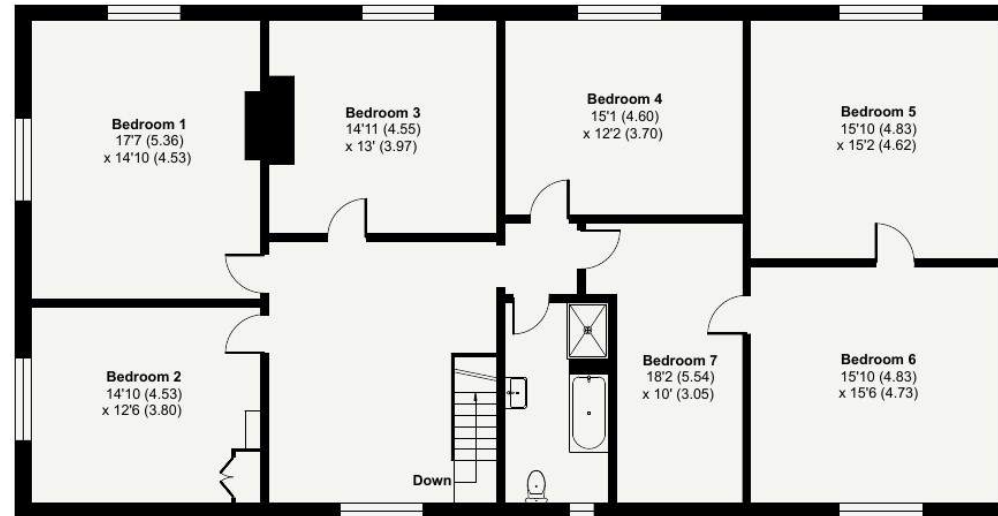
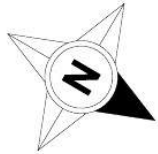
TOWN & COUNTRY PLANNING

There may be scope for prospective purchasers to consider alternative uses within the buildings, subject to obtaining the necessary planning consent from East Devon District Council.

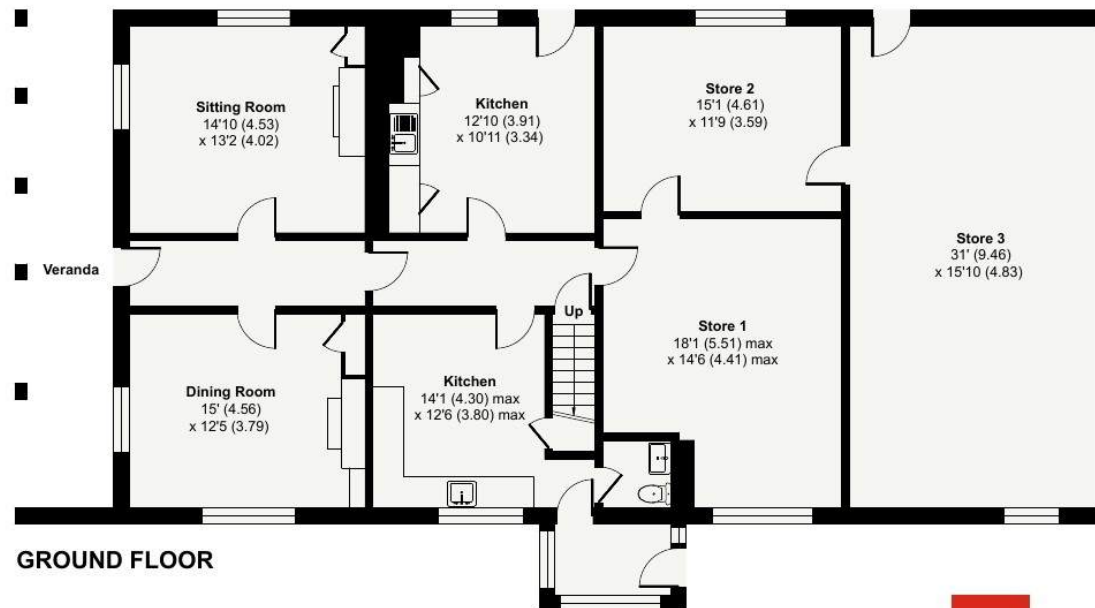
Aller Farm Awliscombe, Honiton, Devon, EX14 3PT

Approximate Area = 3807 sq ft / 353.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Greenslade Taylor Hunt. REF: 1472750



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	

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, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

RIGHTS OF WAY, EASEMENTS, ETC

We understand that there are no public rights of way crossing the holding. The property is offered for sale subject to and with the benefit of all matter contained in or referred 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 specifically referred to or not.

LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ Tel: 01404 515 616.

METHOD OF SALE

The property 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 Monday 10 August 2026.

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.

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 9 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, for individual or a combination of lots or with alternative lotting arrangements. If you are making a tender for the property with a change to the proposed lotting please attach a plan clearly marking the area to which the offer applies. **Please note that Lots 2—9 will not be sold independently until a sale of Lot 1 is agreed.**

DIRECTIONS

What3words:

Lot 1 - century.pizzas.pigtails

Lot 2 - blotches.lays.snail

Lot 3 - composes.mugs.vital

Lot 4 - infants.grandest.excavate

Lot 5 -exactly.gathering.configure

Lot 6 - smaller.diets.cringe

Lot 7 - wound.slices.tickless

Lot 8 - fiery.diagram.stylists

Lot 9 - ballpoint.clef.spirit & callers.remaking.lock

ADDITIONAL INFORMATION

Broadband: Understood to be: Basic 8 Mbps & Ultrafast 1000 Mbps. We recommend that prospective purchasers make their own enquiries.

Mobile Coverage: Understood to be 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 flooding.

Additional Property: A two bed farm cottage set within approx. 0.32 acres will also be coming onto the market in due course. For further information please contact the selling agents.



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. A working farm is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates. We would further note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used in the construction of some of the buildings may contain asbestos.

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give note 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 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 statement of 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 be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt have 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 their own enquiries in this regard.

VIEWING

Some of the land is being grazed by livestock, including a bull; therefore, all viewings are strictly by prior appointment with the Sole Agents Greenslade Taylor Hunt

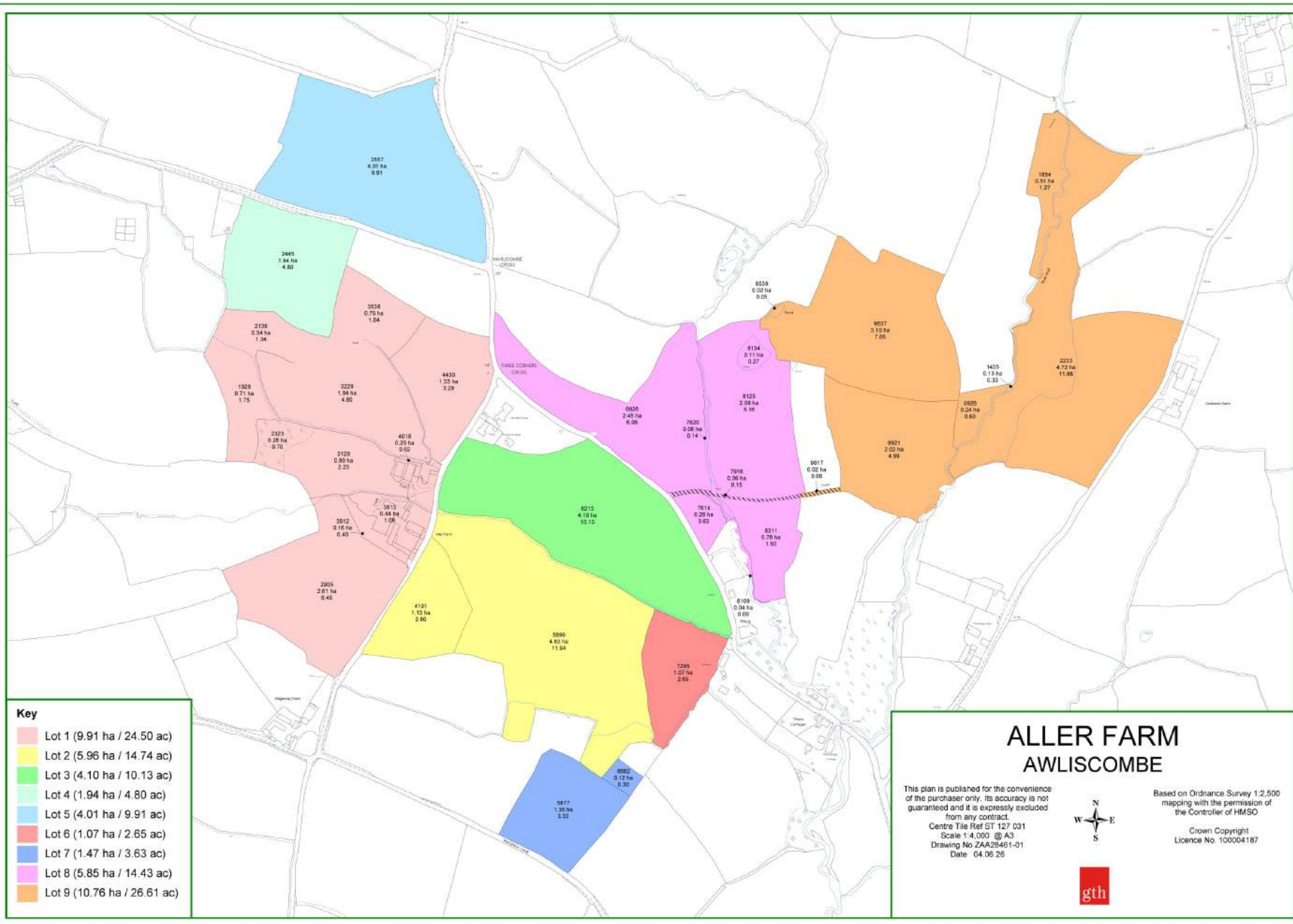
111 High Street, Honiton, Devon, EX14 1LS

Telephone: 01404 46222

Email: will.handel@gth.net









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 Monday 10 August 2026**. **Envelopes must be sealed and marked 'Tender for Aller Farm, Awliscombe, Honiton, Devon'**. 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. 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.
6. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
7. All offers and any agreed sale are subject to contract.
8. 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.
9. 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.
10. Offers must clearly state:
 - 10.1 The lot the offer relates.
 - 10.2 The name(s) and address(es) of the party(ies) making the offer.
 - 10.3 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.
 - 10.4 The firm, name and address of his/her solicitor.
 - 10.5 Any conditions.
 - 10.6 Investigations you have already carried out.
 - 10.7 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.
 - 10.8 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.
11. Once we have received instructions from the Vendors, all those who have submitted offers will be notified of the outcome.

‘TENDER FOR ALLER FARM, AWLISCOMBE, HONITON’

I/We the undersigned hereby offer to purchase the land described in the attached particulars as follows:

As a whole – House Buildings & 111.40 acres

Price: £.....

In words.....pounds.

Lot 1 – Farmhouse, Farm Buildings & 24.50 Acres Pasture

Price: £.....

In words.....pounds

Lot 2 – 14.74 Acres Pasture

Price: £.....

In words.....pounds

Lot 3 – 10.13 Acres Pasture

Price: £.....

In words.....pounds

Lot 4 – 4.80 Acres Pasture

Price: £.....

In words.....pounds

Lot 5 – 9.91 Acres Pasture

Price: £.....

In words.....pounds

Lot 6 – 2.65 Acres Pasture

Price: £.....

In words.....pounds

Lot 7 – 3.63 Acres Pasture

Price: £.....

In words.....pounds

Lot 8 – 14.43 Acres Pasture

Price: £.....

In words.....pounds

Lot 9 – 26.61 Acres Pasture

Price: £.....

In words.....pounds

Please provide proposed plans for the property:

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

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:

.....

.....

.....

.....

.....

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 Monday 10 August 2026 at 12 noon.**

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