gth



HILLVIEW

Yeoford - Crediton - Devon











HILLVIEW

Yeoford - Crediton - Devon - EX17 5HD

Yeoford 0.6 miles; Crediton 4 miles; Exeter 12 miles



A unique smallholding opportunity centred on a static home (with permanent siting approval), along with an adaptable range of outbuildings, pasture and woodland. **In total approximately 35.37 acres**.

Available as a whole or in two lots.

Freehold Guide Price: £495,000 (whole)

1 3 1 35.37 acres

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 5 Fore Street, Tiverton, Devon EX16 6LN

Tel: 01884 243000 Email: farms.tiverton@gth.net

OVERVIEW

Hillview presents a truly unique opportunity to acquire a manageable smallholding, set within a peaceful location near the village of Yeoford in Mid Devon, which comes to the market for the first time since the buildings and static home were erected. It is centred on a modest twin-span static home (3 beds) which boasts approval for permanent siting, complimented by an adaptable range of outbuildings, pasture and mature woodland. In all around 35.37 acres, including around 23 acres of pastureland and 12 acres of woodland. The property offers privacy and flexibility ideal for livestock grazing, equestrian use (STP), or those seeking a lifestyle change in a tranquil setting. With scope for improvement and potential for future development (STP), Hillview is a rare opportunity in a sought-after part of Devon.



DESCRIPTIONS

The holding extends in total to around 35.37 acres and is offered for sale either as a whole or in two lots, as follows:

LOT 1 - Guide Price £440,000

Static Home, Buildings and 31.17 acres:

The residential accommodation is approached via a private driveway leading directly from the adjoining council-maintained lane, and comprises a twin-span static home benefitting from a Certificate of Existing Lawful Use or Development (CLEUD) for its permanent siting (and is not subject to any agricultural occupancy condition). It has a block-walled surround to the base, incorporating access for maintenance and utilities. The property enjoys a private position and is surrounded by attractive garden grounds with lawned areas and various shrubs. It further benefits from a domestic solar photovoltaic array mounted on the roof. There may be opportunity to seek a replacement, more conventional dwelling on the site, subject to planning consent.

Internally, the accommodation includes a central Entrance Hall leading to a spacious open-plan Kitchen/Sitting/Dining Room, fitted with a range of kitchen base units. There are three Bedrooms comprising two doubles and one single, together with a Shower Room and various built-in storage cupboards.

Agricultural Buildings:

To the west of the residence is a useful range of agricultural buildings and adjoining concrete yard areas suitable for a variety of agricultural, livestock, storage and amenity uses (STP).





- **Building 1** - block-built former parlour and dairy building beneath mono-pitched corrugated roof with concrete floor throughout, now utilised for general agricultural storage. The building incorporates a former store (5.57m x 5.48m), former dairy (5.57m x 3.69m) and former parlour (7.33m x 5.59m).

- **Building 2** - modern timber-framed open-fronted general purpose building, built in 2019, extending to around 15.80m x 7.57m, with compacted earth floor, part timber stock-boarded and profile steel-clad elevations beneath a profile steel roof. Galvanised gates to front.

- **Building 3** - an older timber-framed former cubicle shed extending to approximately 17.27m x 6.73m. Concreted central passageway with internal cubicle divisions, together with profile steel-clad elevations beneath a profile steel roof.

Some of the buildings may offer opportunities for alternative uses or conversion, subject to planning permission/s.

The Land:

The agricultural land within Lot 1 runs to the south and west of the farmstead and comprises a ring-fenced block of approximately 19 acres of productive Grade 3 and 4 pasture land, along with around 12 acres of woodland. The pasture land is gently or more steeply

undulating in nature and is bounded by traditional Devon bank and hedgerows, along with some post and wire stock fencing. A secondary gated access provides direct access onto the adjoining Council-maintained road, offering additional convenience for livestock and machinery movements.

The pasture slopes towards an attractive block of approximately 12 acres of mature deciduous woodland, providing significant amenity and environmental appeal. A natural stream runs through the woodland before joining the River Yeo, which forms the north-western boundary of the holding and further enhances the property's attractive setting.

Lot 2 – Guide Price £55,000 - Approximately 4.20 Acres:

Lot 2 comprises a separate and useful parcel of land extending to approximately 4.20 acres, linking to the western edge of Lot 1, and enjoying independent access directly from Woodland Hill, a Council-maintained roadway to the west.

The land consists predominantly of level, Grade 4 pasture land, suitable for a range of agricultural, equestrian and amenity purposes (STP), together with a small area of copse situated adjacent to the roadside frontage. The River Yeo forms the north-western boundary, providing an attractive natural feature and enhancing the environmental appeal of the land.

SERVICES AND OUTGOINGS

Lot 1 - We understand that the property is connected to mains electricity and mains water. In addition, there is a roof-mounted solar photovoltaic system (registered for the Feed In Tariff, generating a current average income of around £1,000 - £1,500 per annum). Hot water is provided by an LPG-fired boiler. Drainage is to a private drainage system (N.B. this is assumed to be non-compliant with the current General Binding Rules).

Lot 2 - natural watering only, with reliability not guaranteed.

Council Tax: Mid Devon District Council – Band A

SITUATION

Hillview occupies a peaceful and attractive rural position near the sought-after village of Yeoford, set amidst the rolling countryside of Mid Devon. The property enjoys a high degree of privacy and seclusion whilst remaining readily accessible to local amenities and transport links.

The nearby village of Yeoford provides a railway station on the Tarka Line, village hall, parish church and the popular "Duck Inn", whilst the thriving market town of Crediton, approximately 4 miles to the northeast, offers an extensive range of everyday facilities including supermarkets, independent shops, schools, healthcare services, sports clubs and leisure amenities.

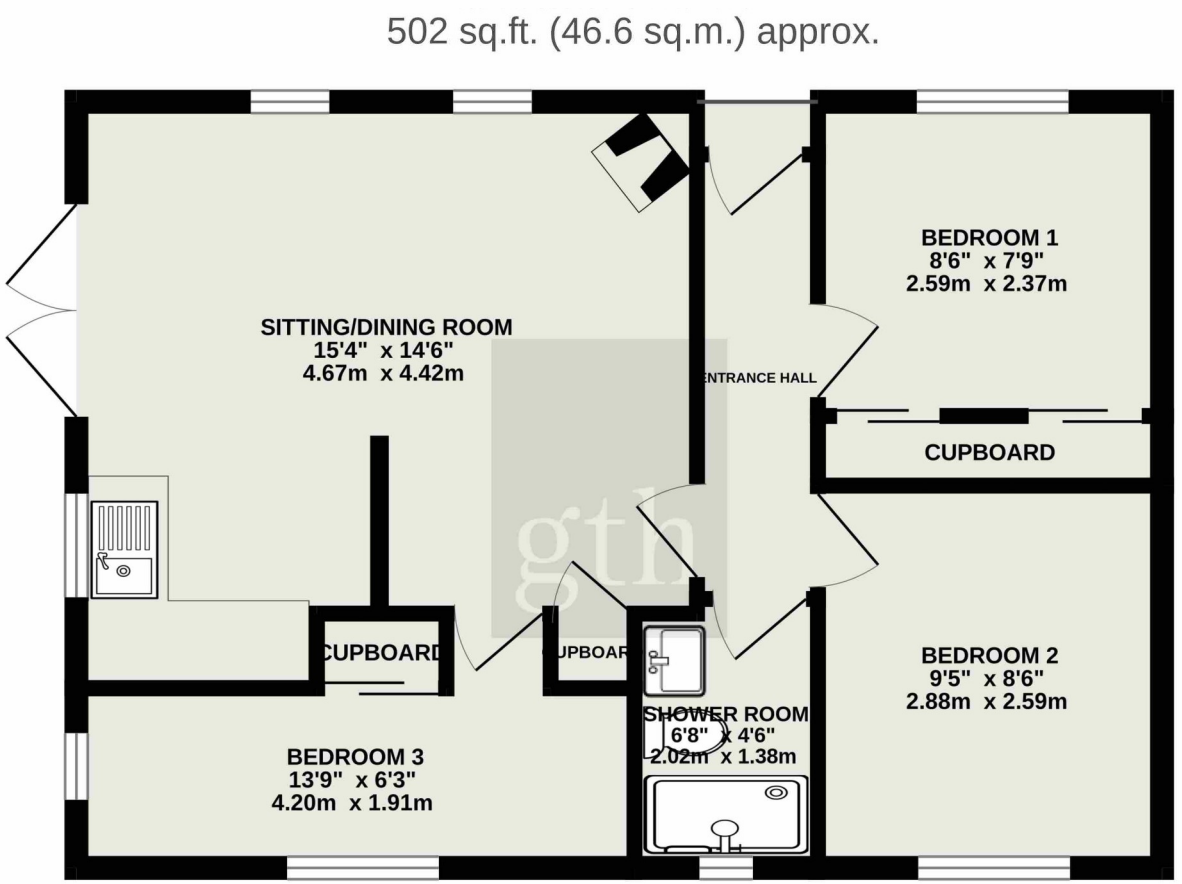
The Cathedral City of Exeter lies approximately 12 miles to the south-east and provides a comprehensive range of retail, commercial, educational and cultural facilities. Exeter benefits from two mainline railway stations providing direct services to London and the wider national rail network, together with Exeter Airport offering domestic and international flights.

The surrounding area is well regarded for its attractive countryside, offering excellent opportunities for walking, riding and other outdoor pursuits. Dartmoor National Park is within easy reach, whilst both the North and South Devon coastlines can be accessed for a further variety of recreational activities. Road communications are convenient, with the A377 linking Crediton and Exeter, together with access to the A30 and M5 motorway network, providing excellent connectivity throughout the South West and beyond.

DIRECTIONS

What3words: ///storyline.curious.chestnuts

Heading west, at the top of Crediton High Street, take the left-hand fork signposted to Yeoford. Exit the town and after around 3 miles you will reach Yeoford. Follow the road down through the village, past the pub and over the railway bridge. Take the left fork after the bridge and then continue on this road out of the village. Around 0.9 miles after the railway bridge, the property will be found on your right hand side.



ADDITIONAL INFORMATION

Broadband: According to Ofcom, Standard and Superfast Broadband are available in the locality.

Mobile Coverage: Available via EE, O2, Three, and Vodafone. Coverage and speeds may vary; buyers should confirm with their provider.

Flood Risk: According to data from the Environment Agency, the farmstead and the majority of land is not at an increased risk of flooding. However, some of the lowest lying areas of land alongside watercourses, and including Lot 2, are designated as being at increased risk of surface water flooding (>3.3% annual risk). No formal flood risk assessment has been carried out. Prospective purchasers should make their own investigations.

Construction Type: Static mobile home with shallow-pitched roof and uPVC double glazed windows. Agricultural buildings as described within these particulars.

Rights & Restrictions: There are no public rights of way affecting the subject holding. 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.

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

Sporting and Mineral Rights: It is understood that these are in hand and will be included with the freehold.

Tenure: The property is held freehold (title absolute), registered with the Land Registry under title number DN231110. The land is currently occupied by a grazier on a short-term grasskeep licence basis. It is intended that vacant possession will be available upon completion of any sale.

Method of Sale: The property is offered for sale by private treaty.

Agri-environment Schemes: The holding is not currently subject to any agri-environment schemes.

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. A farm is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly around the farmyard 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.

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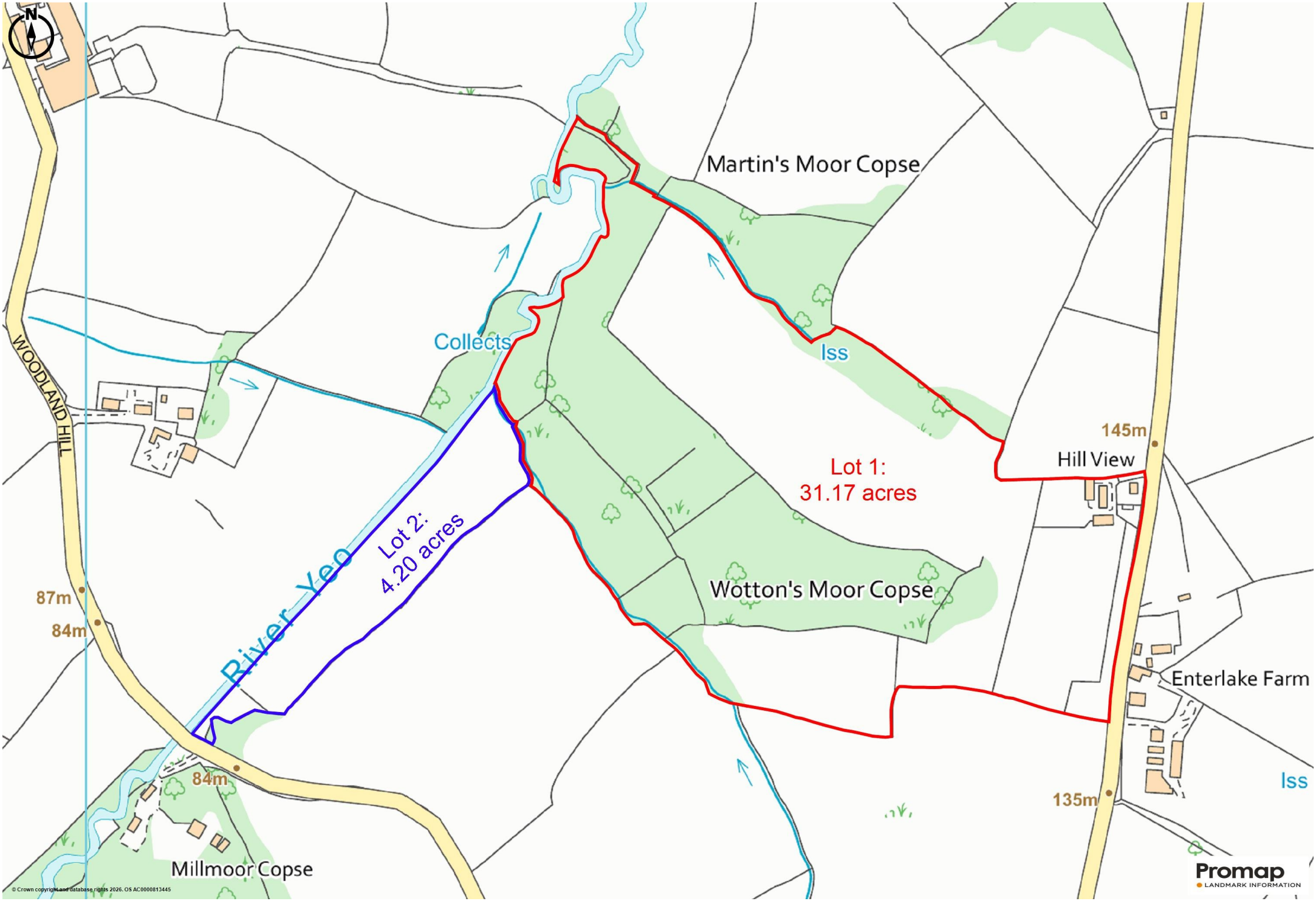











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Martin's Moor Copse
Collects
Iss
WOODLAND HILL
145m
Hill View
Lot 1:
31.17 acres
River Yeo
Lot 2:
4.20 acres
87m
84m
Wotton's Moor Copse
Enterlake Farm
84m
135m
Iss
Millmoor Copse
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