



Land at Sand Pitt Hill, New Sidmouth Road, Colyton, Devon  
EX24 6HU

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13 acres of productive grassland near Colyton.

Colyton 1 Mile - Sidmouth 8.5 Miles - Honiton 10 Miles

- 13 acres (5.26 ha) in all
- Productive grassland
- Mains water connected
- Excellent countryside views
- Rewilding & Conservation potential
- For sale by private treaty
- FREEHOLD

Guide Price £140,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## **Situation**

The land is positioned approximately one mile west of Colyton, within the East Devon National Landscape. Colyton provides a range of local amenities including a number of public houses and eateries, a pharmacy, general store and the well regarded Colyton Grammar School.

The A3052 is approximately two miles to the south providing good access provisions to the larger towns of Honiton and Sidmouth and the coast.

## **Description**

The land extends to about 13 acres (5.26 ha) of gently sloping grassland within a single enclosure, accessed via a track from New Sidmouth Road. The land is bound by post and wire fencing and established hedgerows. The land has been principally used for livestock grazing and mowing, but may offer potential for alternative uses subject to the necessary consents.

The land is classified as grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as slowly permeable

seasonally wet acid loamy and clayey soils, mostly suited to grass production.

## **Method of Sale**

The property is offered for sale by private treaty.

## **Access**

Access taken via the track from New Sidmouth Road which is included in the freehold. Adjoining land benefits from a right of way over the track at all times and for all purposes, subject to the payment of a fair proportion of the maintenance costs. Further details are available from the selling agent.

## **Services**

Mains water is connected.

## **Tenure and Possession**

The land is held freehold and is available with vacant possession on completion.

## **Land Management Schemes**

The land is not subject to any land management schemes.



## Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

## Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of any easement, wayleave agreement and any public or private rights of way that may affect it. A public footpath crosses the land as identified on the sale plan. There is a services easement benefitting the neighbouring property to reasonably inspect, repair or maintain shared services.

## Boundaries

The incoming purchaser will be obligated to erect a stock-proof fence between points A and B as marked on the sale plan within six weeks of completion.

## Viewing

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email [farms@stags.co.uk](mailto:farms@stags.co.uk)

## DIRECTIONS

From Colyton Market Place, follow Queen Street for

approximately 0.2 Miles, turn right onto New Sidmouth Road and follow the approximately 0.7 miles. Access to the property will be found on the right-hand side, identifiable by the Stags for sale board.

W3W:

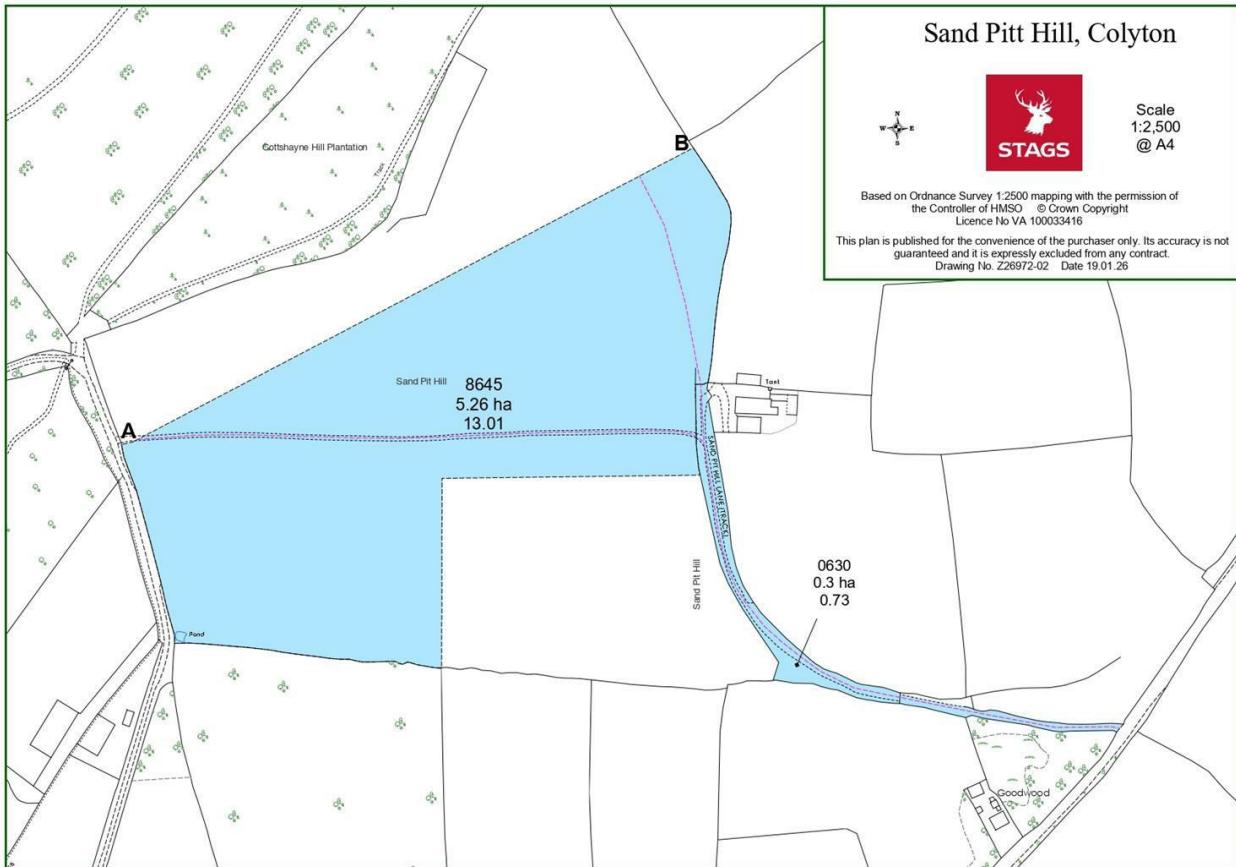
Land: [///newlyweds.transit.yoga](http://newlyweds.transit.yoga)

Access: [///unto.shunning.lifelong](http://unto.shunning.lifelong)

## Disclaimer

These particulars are a guide only and are not to be relied upon for any purpose.





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**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.