



Land East of Tipton Vale , Metcombe, Ottery St. Mary, EX11 1RW

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3.2 acre paddock adjoining the village with road access.

- Edge of village location
- Road access
- 3.20 acres (1.29 ha)
- River Otter frontage
- Freehold
- No Council Tax

Guide Price £50,000

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## SITUATION

The land is set on the edge of the village of Tipton St John in the Otter Valley just outside the East Devon Area of Outstanding Natural Beauty with its range of paths and glorious rolling countryside.

Positioned on the western side of the River Otter, close to the primary school and parish church the land has good access onto the lane that heads towards Fluxton. The remaining part of the village is a short walk Tipton St John is a short walk away including community hall, playing fields, shop, garage and renowned Golden Lion pub, providing a home to the active community.

The land is roughly equidistant between Ottery St Mary and Sidmouth, both towns providing shops and recreational facilities. Sidmouth, one of the South West's premier residential resorts, is famous for its wide beach and esplanade as well as catering for everyday requirements, including a Waitrose supermarket. Ottery St Mary is popular for its historic church and the well-respected The King's School.

## DESCRIPTION

The land, which gently slopes down towards and adjoining the River Otter is a designated County Wildlife Site and as might be expected with frontage to the River Otter some of the land is in a flood zone.

Accessed via a metal gate onto the road, a foot path leads down a trackway on the northern boundary.

The land adjoins houses to the south west.

In all the land extends to about. 3.20 acres (1.29 ha).

## SERVICES

No services connected. Mains water crosses the land. There is an access point to the stream for natural water.

## TENURE

Freehold and is available with vacant possession on completion.

## OVERAGE/ DEVELOPMENT CLAUSE

Due to the location of the field just outside the village of



Tipton St. John, the land is to be sold subject to a development clause for residential use, over the next 20 years, whereby a 20 % uplift in value would become payable to the previous owner. Further details within the legal pack.

### **VIEWING**

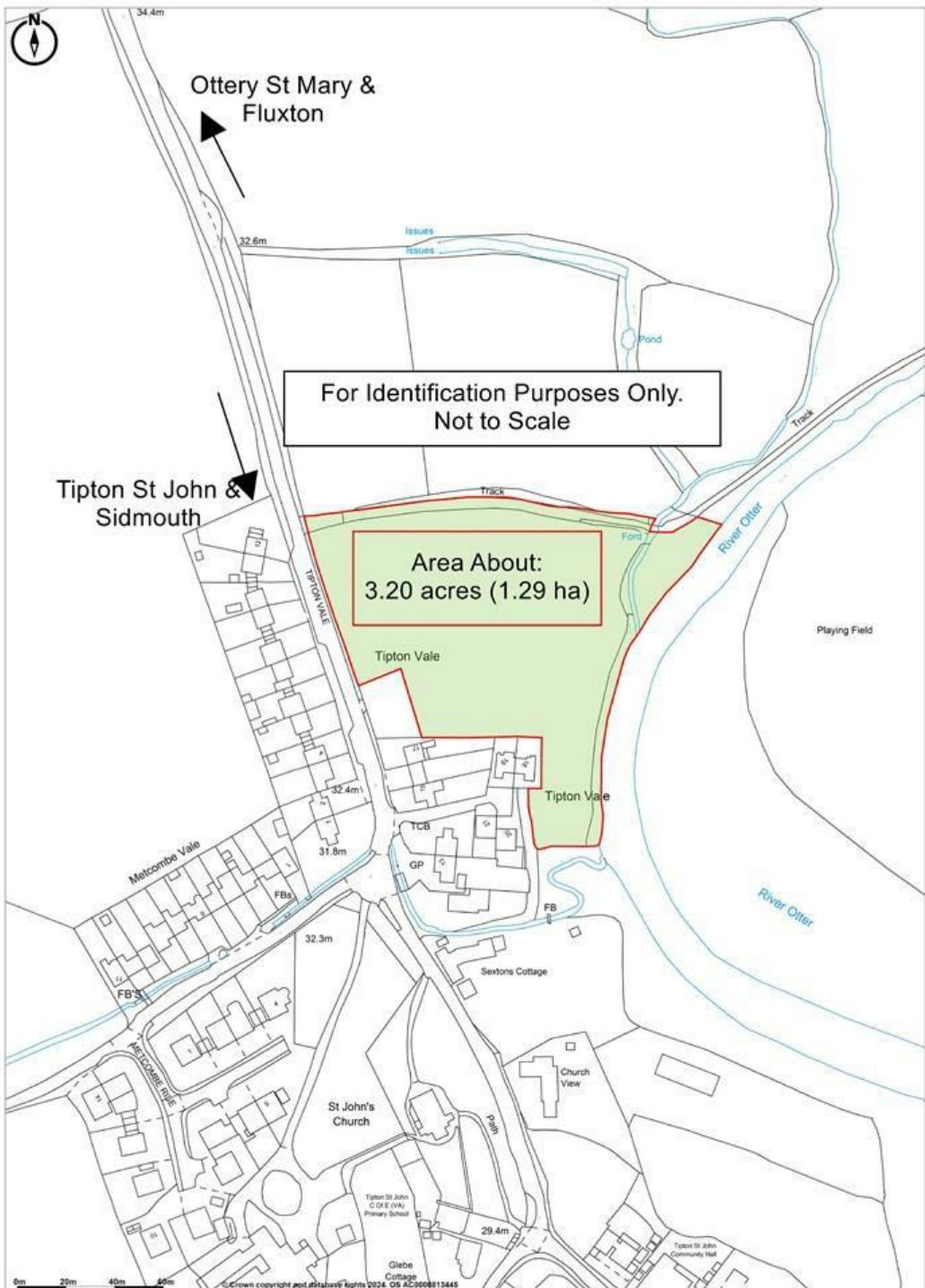
By appointment only. Land and farms can be dangerous places.

### **DIRECTIONS**

From the centre of the village, head west over the river, past the school and church heading towards Fluxton and Ottery St Mary and the entrance to the land will be on your right after about 150 yards marked by the footpath sign.

What3words of entrance: ///indeed.snooping.bleat





**Promap**  
LANDMARK INFORMATION

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.



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