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Land at Otterdene



A30 3 miles; Sidmouth 6.4 miles; Exeter 9.9 miles

## Equestrian and holiday letting property in rural East Devon, 10.5 Acres

- Accessible East Devon Location
- AONB not far from Coast
- Timber Stables
- 10.5 acres
- Composite Surfaced Floodlit Arena
- Holiday letting potential
- 2 Safari tents & Shepherds hut
- Mains water and electric
- Freehold
- Business Rated

### SITUATION

Otterdene is set in a peaceful and quiet rural location in the East Devon National Landscape (formerly known as AONB), providing excellent riding and walking within an accessible position.

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.

Exeter, accessed via either the A30 or the A3052 coast road, offers more comprehensive facilities with train connections on both the Paddington and Waterloo lines as well as an international airport and access on to the M5 motorway at junctions 29 and 30.

### DESCRIPTION

This unique property has evolved and expanded over the years allowing the potential for a new owner to have a successful equestrian and/or holiday letting business in this glorious area of East Devon.

Set in just over 10 acres, the land is split into various convenient sized enclosures with a mix of post and rail, electric fencing and established tree lined hedges. Within the stable yard, there are 10 timber loose boxes (2 constructed in the past few years) plus 2 temporary stables, a lorry body for storage and a timber and metal frame building, split to form a large tack room and covered wash down area. Within the yard is also a hay and feed store. Most of the buildings are timber frame and clad with fiber cement, possibly asbestos), roof sheets.

Adjacent to the parking is a log cabin style office. Behind the stable are two fields

shelters with a couple of others in the far paddock.

There is plenty of parking adjacent to the stable yard as well as a 49m x 29m composite surfaced floodlit arena.

Behind the stable yard is the area for the Safari tents and Shepherds Hut. Given consent in December 2012 (Ref 12/2209/FUL) for 4 Safari tents/yurts', 3 sites are used, with the start of a build for the 4th.

There are three glamping units, two 2 bedroom safari tents with a timber deck and fire retardant canvass, as well as a shepherds hut. Tucked away behind each one is an LPG fired shower and a WC.

### AGENTS NOTE

Please note there is an existing restriction on the development of permanent structures, unless for stabling, except by written agreement with the neighbouring property. The neighbour has a right of way down the drive past the stables.

### SERVICES

Mains electric and water. Sewage Treatment Plant. Good mobile signal with all major networks (Ofcom, 2025). Standard broadband available in Glamping units.

### DIRECTIONS

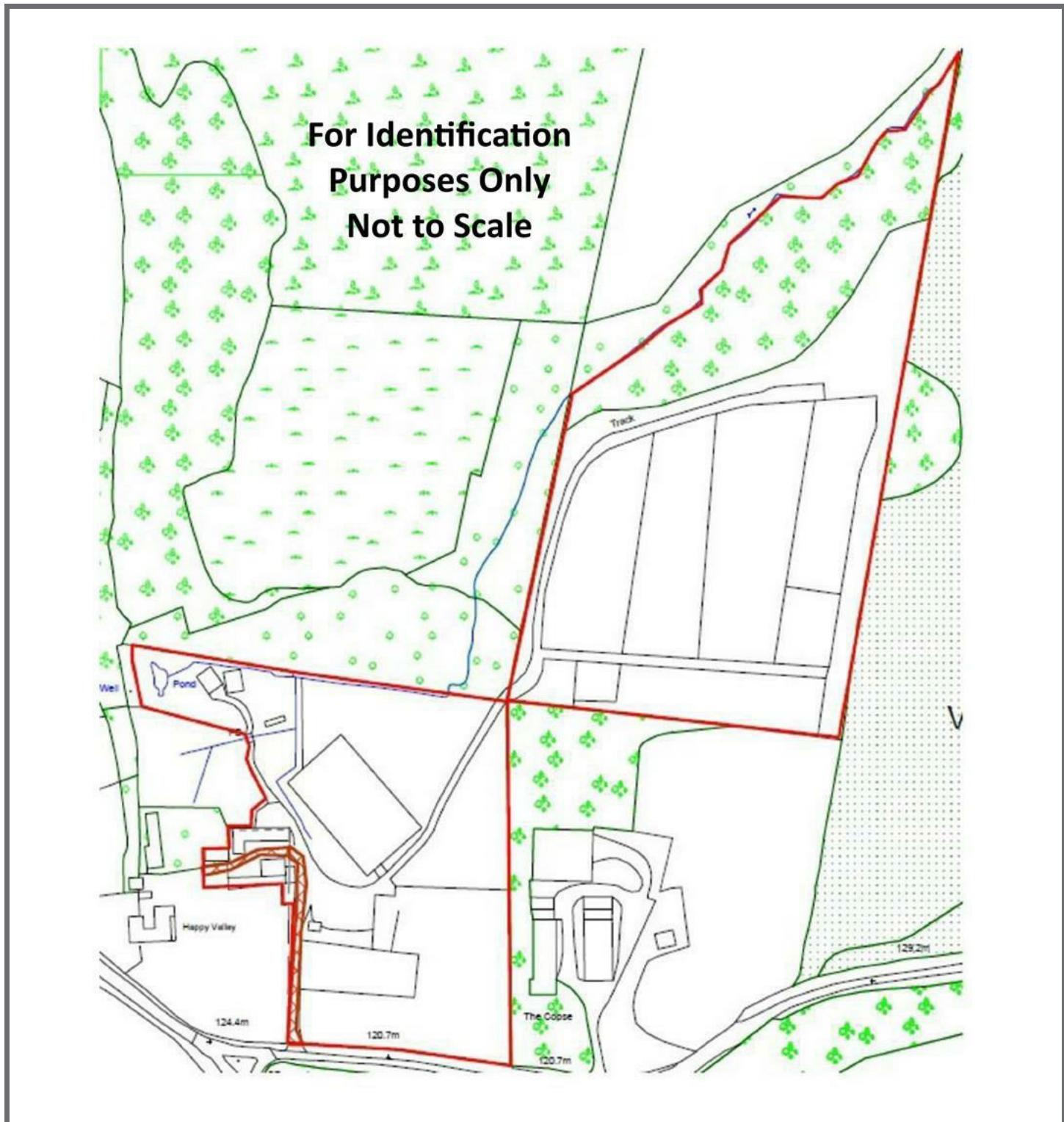
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### RATES

The rateable value is £7,100 from the 1st April 2026, it has, to date, been eligible for rate relief under the Small Business Rate relief scheme.

Offers In Excess Of £200,000





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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