



Land at Abbeywood Farm

Honiton, Devon

Carter Jonas

Land at Abbeywood Farm
Dunkeswell
Honiton
Devon
EX14 4SD

A parcel of productive and accessible pasture/arable land.

The land at Abbeywood Farm comprises four field enclosures situated on the Hemyock to Dunkeswell road currently laid to pasture.

In all extending to 34 acres.

For sale by Informal Tender. Tenders are due by midday on Wednesday 16th October 2024.

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Land

The land comprises four good sized level and gently sloping field enclosures currently laid to pasture but also capable of supporting arable cropping, having in the past grown cereal crops and maize. Access to the land is available from the Hemyock to Dunkeswell road via a right of way (shown marked in brown on the sale plan) over the first section of the entrance drive to Abbeywood Farm. There is also direct road access from the road from Gipsy Cross leading to Dunkeswell Abbey.

Method of Sale

The property is offered for sale by Informal Tender with a guide price of £400,000.

Tenders are due by midday on Wednesday 16th October 2024. Tenders should be submitted via email to jack.mitchell@carterjonas.co.uk, or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Land at Abbeywood Farm'.

Tenure & Possession

The freehold of the land is offered for sale with vacant possession available upon completion.

Services

The land will be sold without any services connected. The vendor will disconnect the water supply to the land prior to completion of the sale.

Wayleaves, Easements & Rights of Way

The purchaser will be granted a right of access over the first section of the entrance drive to Abbeywood Farm, as shown coloured brown on the sale plan. The land will not be sold with access further down the Abbeywood Farm drive. The water supply reservoir for Higher Abbeywood Farm is situated in the south-western corner of field number 1177. This field corner is excluded from the sale (as shown on the sale plan), and the vendor reserves a right to access and maintain this water supply reservoir, together with an easement for the water supply pipes running up from Abbeywood Farm.

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Offices throughout the UK

Health & Safety

Potential purchasers should take particular care when inspecting the land, being conscious of machinery and livestock which may be operating at the time of inspection.

Viewings

Potential purchasers may view the land on foot during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.

Directions

From the Catherine Wheel pub in Hemyock, opposite St Mary's Church, follow signs to Dunkeswell and Honiton. Follow this road out of Hemyock, climbing the hill for about two miles until the road levels out. The field gate into field number 1177 is on the left-hand side a short distance down the concrete driveway down to Abbeywood Farm, opposite Higher Abbeywood Farm, shortly after the crossroads known as Gipsy Cross. There is also a field gate off the lane from Gipsy Cross (signed to Dunkeswell Abbey).



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Taunton

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Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

Important Information

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