



Land at Higher Coombe Farm

Tipton St. John, Devon

Carter Jonas

**Land at Higher coombe Farm
Tipton St. John
Sidmouth
Devon
EX10 0AX**

An attractive parcel of gently undulating pasture divided into four enclosures enjoying access off an adjoining council-maintained road and green lane.

Comprising an attractive pony paddock with direct road access and two further parcels of fertile, good sized pasture fields.

Ideal to service a number of agricultural, equestrian or environmental enterprises.

All located in an area of high amenity value.

For sale as a whole or in three lots by informal tender due by midday on Thursday 19th September 2024.

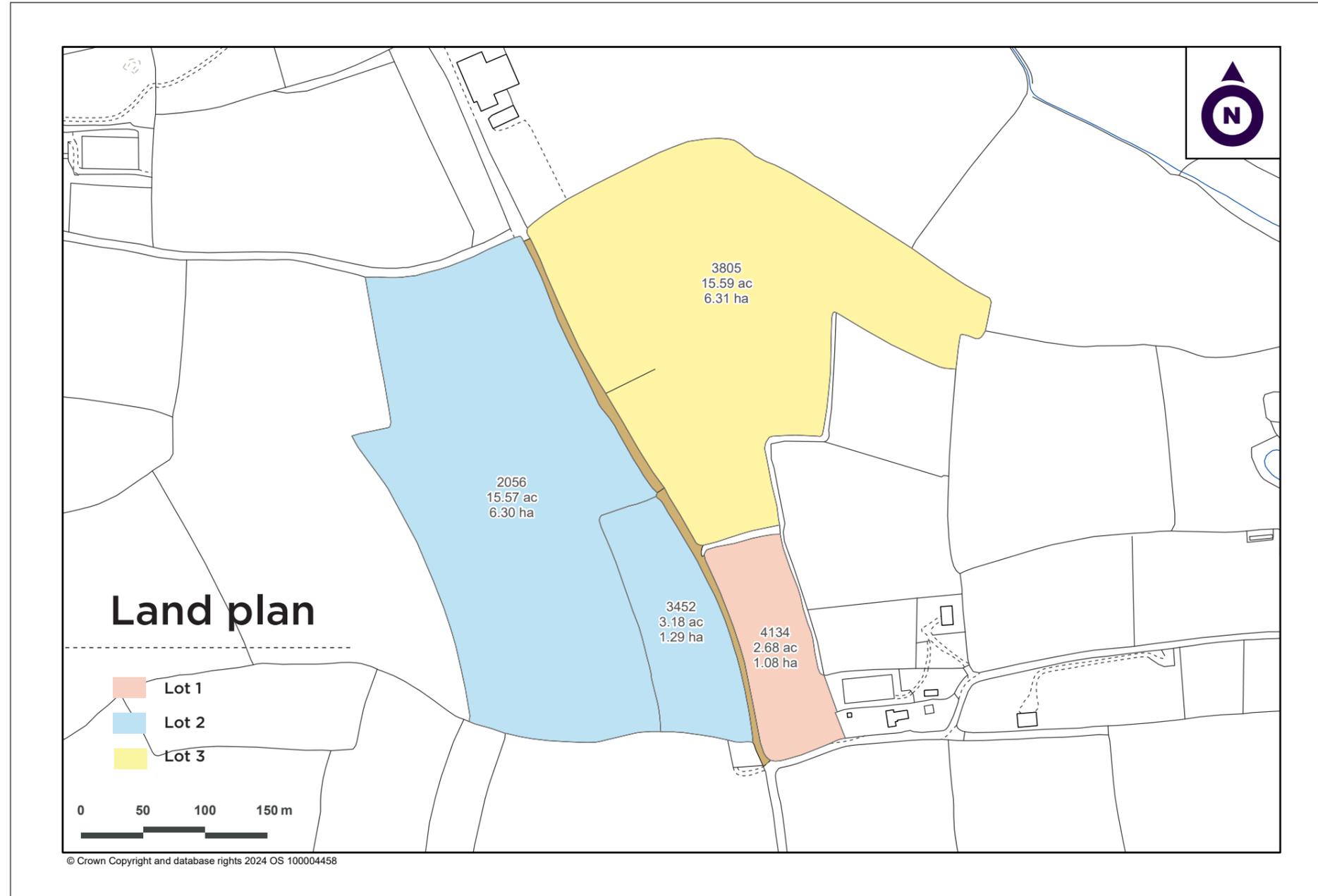
Lot 1 totalling 2.68 acres. Guide price £40,000

Lot 2 totalling 18.75 acres. Guide price £185,000

Lot 3 totalling 15.59 acres. Guide price £155,000

In all, extending to 37.02 acres.

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Location

The land is situated to the east of the village of Tipton St. John and just outside the East Devon Area of Outstanding Natural Beauty. The village provides a pub, church, village hall and primary school. Further amenities and facilities can be found at the popular seaside town of Sidmouth, approximately 4.5 miles away.

Lot 1: 2.68 acres

A single, rectangular, well fenced paddock enjoying access off the council lane. Ideal for use as a pony paddock or nursery field to support various agricultural enterprises.

Lot 2: 18.75 acres

A pair of well-maintained, gently sloping enclosures laid to pasture. Enjoying access off the council maintained adjoining road via the green lane. The land is well suited to support a number of agricultural or environmental enterprises.

Lot 3: 15.59 acres

A single, good sized, productive pasture field that has been well maintained. Access is from the green lane.

Method of Sale

The land is offered for sale by informal tender as a whole or in three lots.

Tenders are sought by midday on Thursday 19th September 2024 with completion due on the 17th October 2024.

Tenure & Possession

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

Services

Lot 2 is offered with the benefit of a sub-metered mains water supply from the adjoining owner. The purchaser to install a sub-meter at their cost within 3 months of completion.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property and are requested to wear supportive footwear for viewings and be conscious of potentially uneven and slippery ground surfaces.

Local Authority

East Devon District Council
www.eastdevon.gov.uk

Viewings

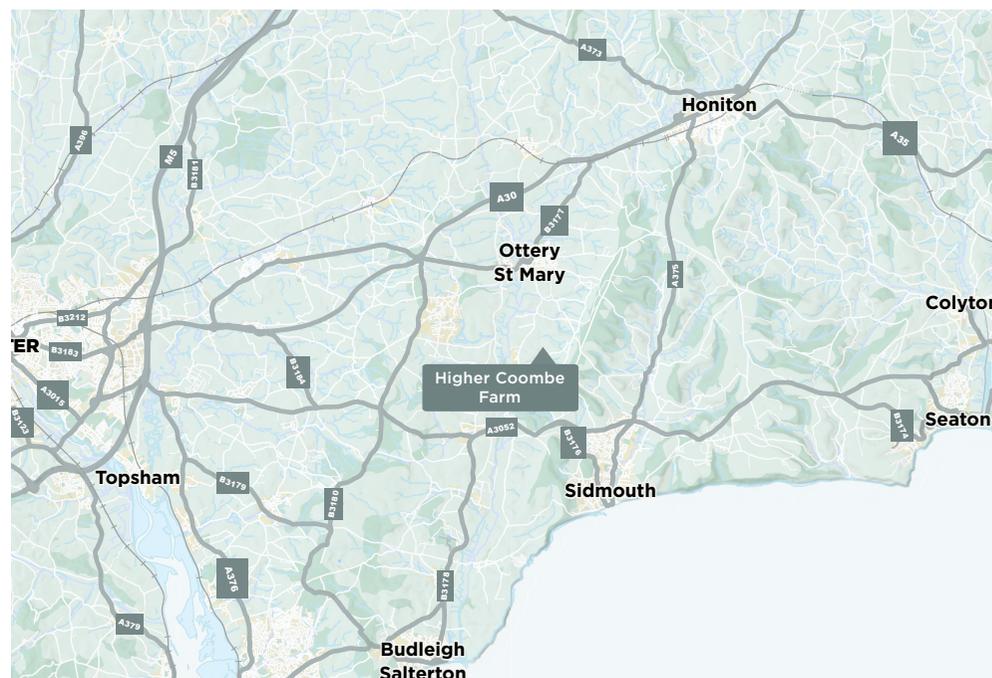
Potential purchasers may view the land during daylight hours after informing the selling agents, Carter Jonas.

Directions

From the centre of Ottery St Mary take the Sidmouth Road towards Sidmouth. After 2.4 miles on reaching Tipton St John, turn left at Coombe Cross. Continue for 0.6 miles following the road around a sharp left-hand bend and the land will be found at the top of the hill on the left-hand side of the road.



/// panels.rumble.ghosts



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