



Land at Lidburn Hill

Tedburn St Mary, Exeter, Devon, EX6 6EN



Land at Lidburn Hill

- Attractive south facing arable field on the edge of Tedburn St Mary
- Roadside frontage off an unnamed country lane
- Suited for farming, conservation or amenity uses
- In all totalling approximately 8.95 acres (3.62 hectares)
- For sale as a whole

Guide Price £100,000



SITUATION

The land at Lidburn Hill is situated just 1 mile north-west of the rural village Tedburn St Mary, 3.2 miles north east of the village Cheriton Bishop and 8.5 miles west of the city of Exeter.

DESCRIPTION

In all the property totals approximately 8.95 acres (3.62 hectares) and forms a single, south facing field parcel held within an arable rotation. The land has been cropped with cereal crops or temporary grass and benefits from mature hedgerow boundaries which incorporates livestock fencing in places.

The land benefits from road frontage on its northern edge whereby access is permitted directly off the unnamed country lane through the use of a 12ft gateway.

The single field parcel is offered for sale as a whole.

OTHER INFORMATION

Tenure | The land is freehold with vacant possession upon completion.

Method of Sale | For sale by Private Treaty. If you would like further details please contact the Exeter Farm Agency Department.

Land Plan | The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way | The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries | Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Services | There is currently no connection to mains water. We understand a mains water pipe runs through the centre of the land.

Public Rights of Way | There are no public rights of way over the land as far as they are known.

Local Authority | Teignbridge District Council.

Health & Safety | Potential purchasers should be vigilant and take particular care when inspecting the property.

Viewings | Strictly by appointment with the selling agent, Kivells.

Photographs | May 2026.

Directions

Postcode : EX6 6EN

What3words: ///perfumed.traps.clots

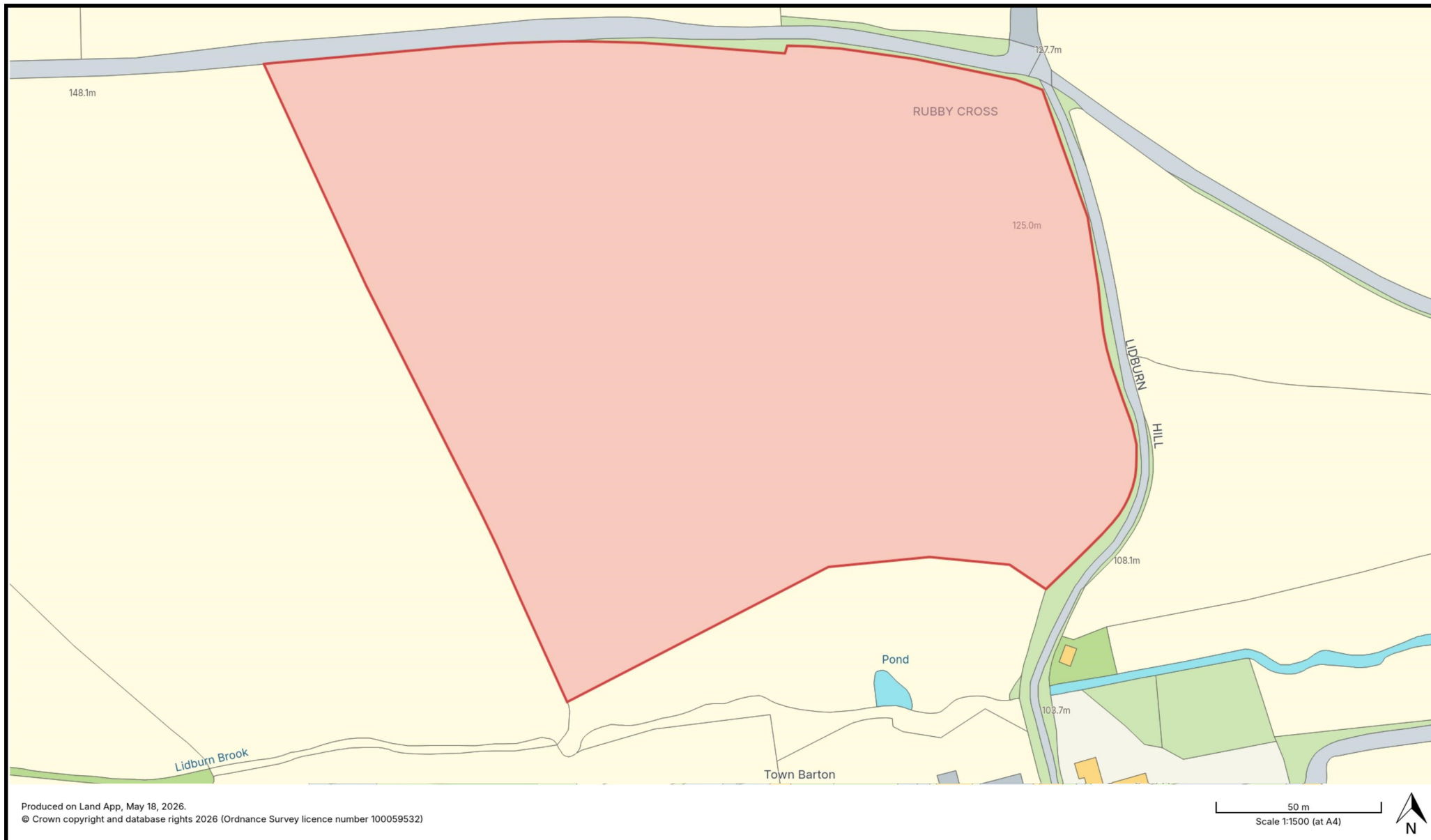
Contact Us

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