



Land forming part Home Park

Ipplepen, Devon, TQ12 5TR

KIVELLS

Land Part Home Park

- Tranquil and idyllic yet highly accessible
- Thriving with biodiversity
- Roadside frontage providing good access
- Mains water connection
- In all totalling approximately 17.57 acres (7.11 hectares)
- Freehold, vacant possession available
- For sale as a whole

Guide Price: £250,000



SITUATION

The Land forming part Home Park is situated just to the north of the vibrant village of Ipplepen, 3.8 miles south of the thriving market town of Newton Abbot, 6.4 miles north of the renowned town of Totnes and 8.3 miles west of the seaside town of Torquay.

DESCRIPTION

The Land forming part Home Park in all totals approximately 17.57 acres (7.11 hectares) and provides an area of secluded pastureland and woodland. The land provides a high level of biodiversity and natural appeal and is well suited for conservation or amenity use.

The land which has previously been grazed with equine benefits from typical hedge bank boundaries which incorporates fencing in places. The land gains from road frontage and therefore direct access onto the public highway. A well formed hardcore track leads west from the public highway to the centre of the property.

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.

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

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 | The land benefits from a mains water connection. On the sale of the property, the purchasers will be required to implement their own separate water metre.

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.

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

Photographs | Taken May 2026.

Directions

Postcode: TQ12 5TR

What3words: ///punchy.correctly.kicks

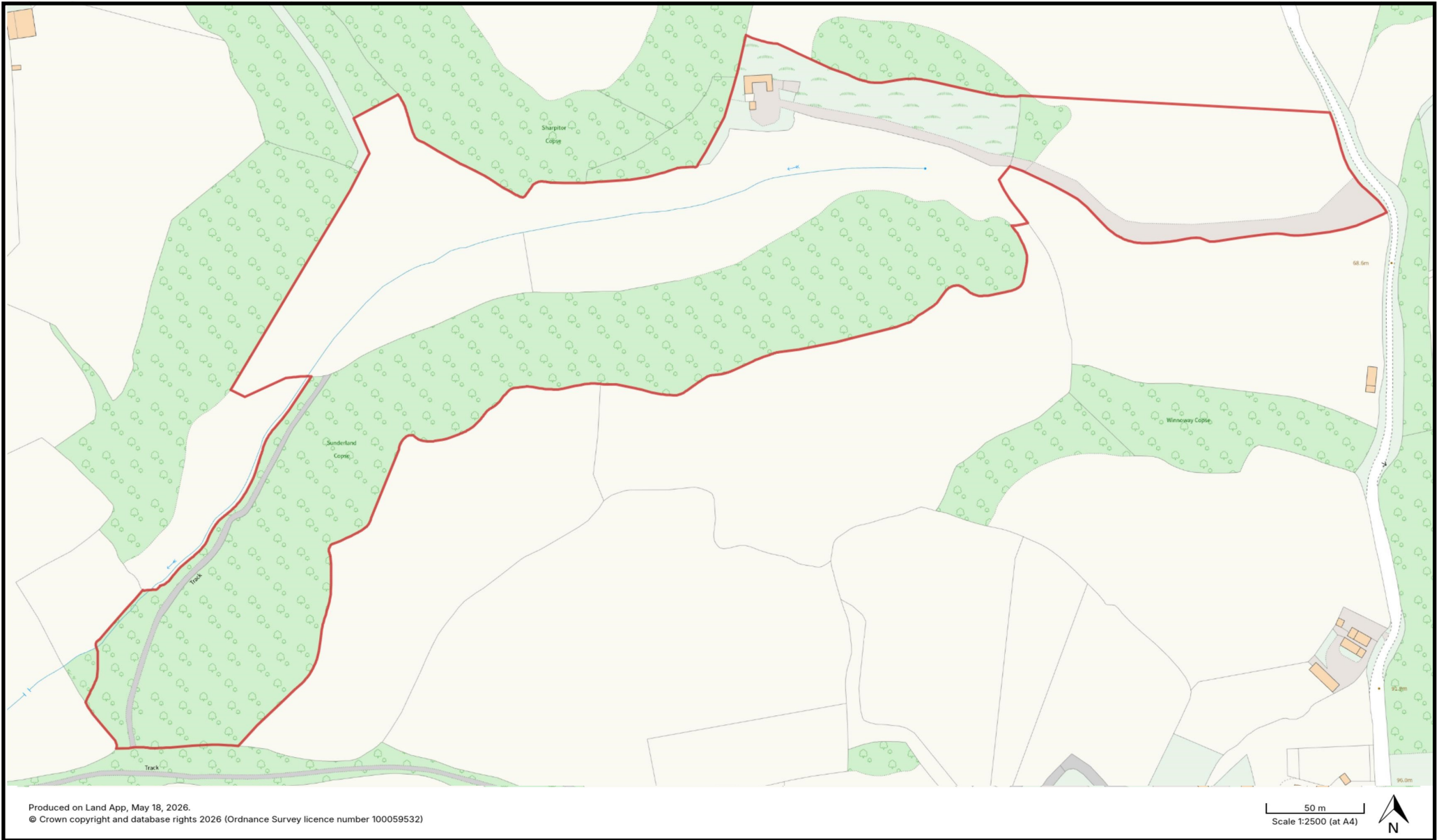
Contact Us

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