



Land at Two Mile Oak Totnes Road, Ipplepen, Newton Abbot,
Devon TQ12 5TN

23.23 Acres of productive arable land in an accessible and
strategic location between Newton Abbot and Totnes

Newton Abbot 2.7 miles - Totnes 5.7 miles - A380 2.7 miles

• Parcel of productive arable land • Good road access • Grade 3 Soils • 23.23
acres • Freehold • For sale by informal tender • Informal Tender deadline - Midday
on Tuesday the 4th of August • Guide Price Range £275,000 - £325,000

Informal Tender £275,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated between Two Mile Oak Cross and Dainton Golf Course on the road A381, providing good access links to Totnes and Newton Abbot. The nearby village of Ipplepen and has an extensive range of amenities including; a small supermarket, post office, primary school, two churches, public house, medical centre, sports field/play park and village hall.

DESCRIPTION GUIDE PRICE £275,000 - £325,000

The land extends to about 23.23 acres (9.40 hectares) of productive arable land. The soil is described as freely draining slightly acid loamy soils. The land is predominantly gently sloping.

Under the Agricultural Land Classification the land is listed as Grade 3. The soil is described as Freely draining slightly acid loamy soils.

The land has been farmed in an arable rotation.

METHOD OF SALE

The land is offered for sale by informal tender. The closing date for tenders is midday on Tuesday the 4th of August.

The informal tender form is available from Stags. Tenders to

be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of Cecilia Brayley.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags.

Please refer to the informal tender form.

The vendor is not obliged to accept the highest or any offer received.

ACCESS

The land is accessed from the public highway via a right of way for all purposes in connection with present agricultural use and all future uses. More information available from the agents.

TENURE & POSSESSION

The land is held freehold and is available with vacant possession available from the 29th of September 2026.



DESIGNATIONS

There are no designations on the land.

LOCAL AUTHORITY

Teignbridge District Council
<https://www.teignbridge.gov.uk/>

SERVICES

Mains water is available but not currently connected. Further details available from the agents.
No electric.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.
There are no rights of way on the land.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWINGS

Views strictly by appointment only. Please contact Stags Farm Agency on 01392 680059 or Totnes Stags on 01803 865454 or email farms@stags.co.uk.

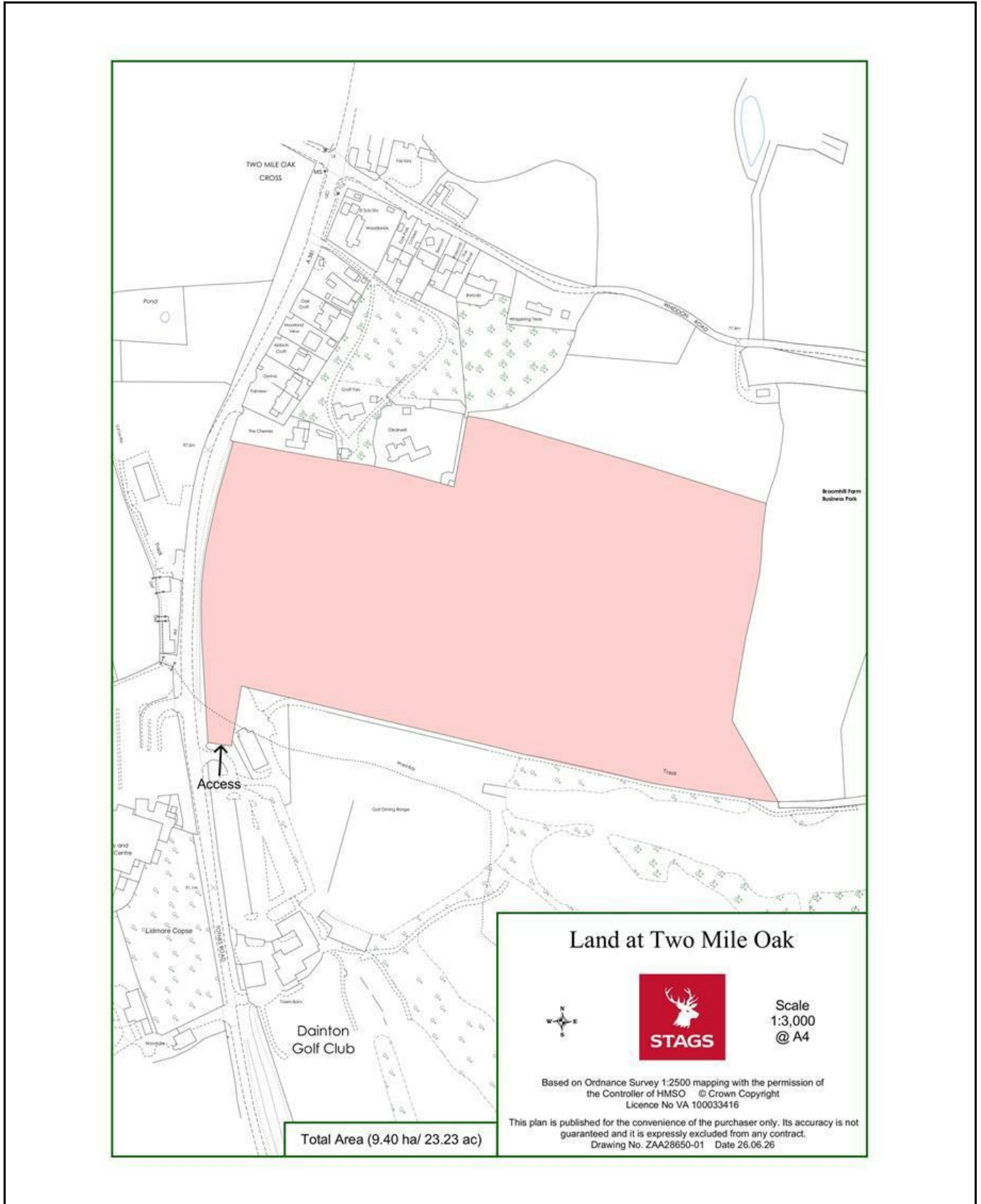
DISCLAIMER

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.

DIRECTIONS

What3Words - [///truth.distorts.february](https://www.what3words.com/#!/truth.distorts.february)





@StagsProperty

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