

# APPROXIMATELY 5.9 ACRES OF LAND HIGHER METCOMBE, EAST DEVON, EX11 1SQ

- Field extending to approx. 2.39 ha / 5.90 acres
- Mains water connection with separate meter
- Best & Final Offers by Midday Friday 21<sup>st</sup> March

View across the field looking South West

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE LAND– EX11 1SQ

Kitchener Land and Planning are delighted to offer for sale this attractive agricultural field located in the Higher Metcombe area on the southern edge of the village of West Hill. The field has road frontage and direct access from Oak Road where the road forks on to the Aylesbeare to Tipton St John Road.

The owner informs us that there is a mains water supply which feeds the animal water trough and the meter is in the grass verge near the gateway. The field has been leased by a local farmer for many years for animal grazing and silage, however, the tenancy has now ended.

The field is relatively square in shape with grass fields to the east and west, the road to the south and an area of wooded garden and field to the north. The land is classed as Grade 3, good to moderate in the Agricultural Land Classification by Natural England.

Whilst the field is located outside of a built up area boundary and is not allocated within East Devon Local Plan, it may be of interest to larger builders and developers seeking land for ecological mitigation purposes (BNG).

## HIGHER METCOMBE

Higher Metcombe is a small rural hamlet located just to the south of the village of West Hill. The village of West Hill, around 1 mile away (to the centre) offers local facilities including a well-regarded primary school, church and a village shop (small supermarket). The town of Ottery St Mary is about 3.2 miles away and provides a wider range of amenities, taverns and the respected King's School offering secondary education.

## METHOD OF SALE

For sale by Informal Tender with Best & Final Offers to be submitted to the agents by Middy on Friday 21<sup>st</sup> March 2025.

## VAT

The Agents understand that the land has not been elected for VAT and therefore VAT will not be payable upon the purchase price.

## VIEWING

Please contact the vendors sole agents KLP to arrange to view the land.

## PLANNING

There is no planning history related to this land that we are aware of and it sits outside of any settlement boundaries, so would currently be classed as “open countryside”.

## UTILITIES

We are advised that there is a mains water supply to the land with a water meter.

**CONTACT – Philip Taverner**

**Ref:1028/PT/R1**

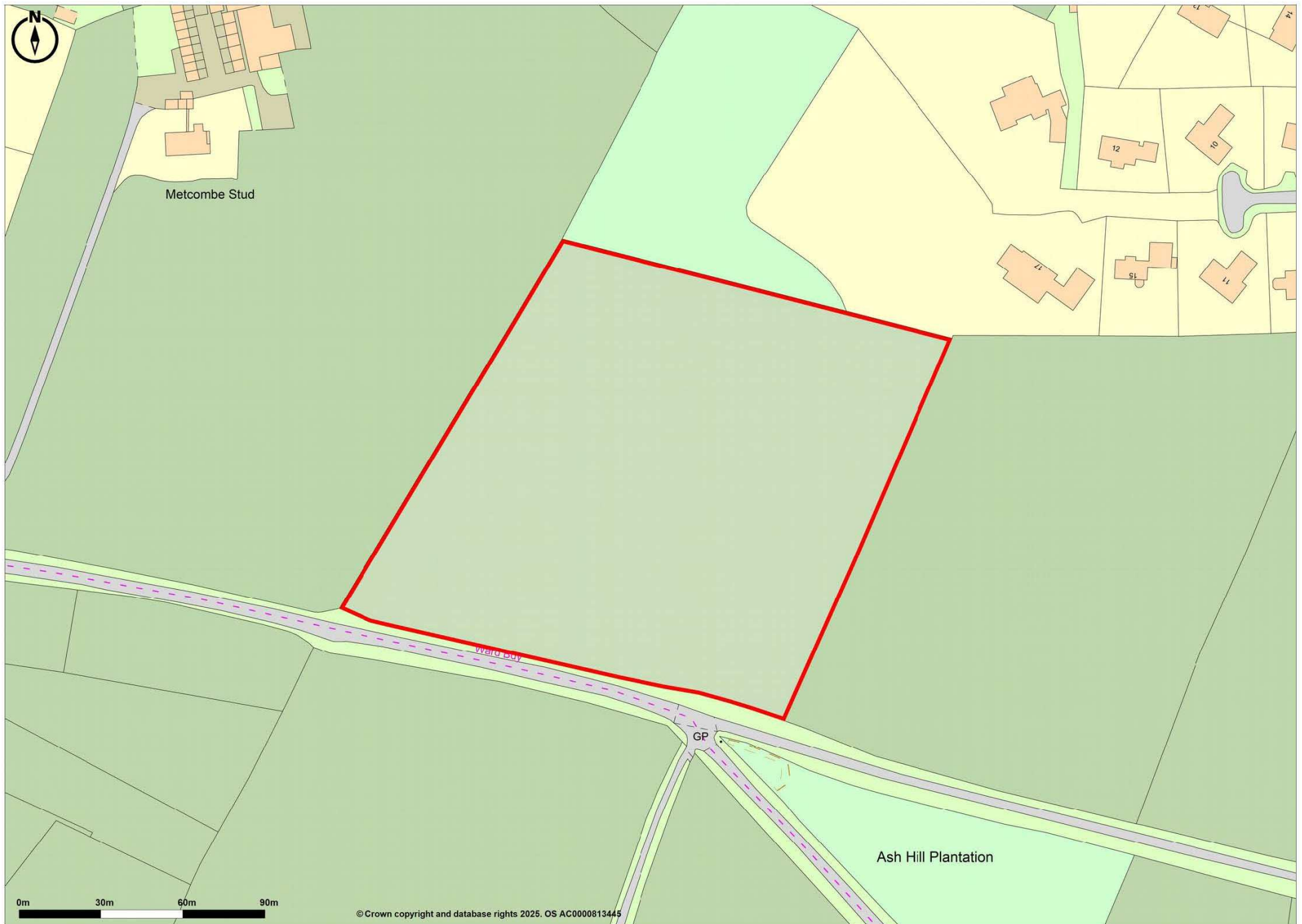


Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300







Google Earth

Google Aerial Image with Approx boundary highlighted in red

Image © 2025 Airbus

200 m





View of the access gate to the field from Oak Road





View across the field looking North East





# TENDER FORM AND TENDER CONDITIONS LAND AT HIGHER METCOMBE

TENDER FORM – COMPLETE ALL SECTIONS IN FULL  
*Important – read conditions overleaf prior to completing this form.*

Full Name(s)

Correspondence  
Address

.....
.....
..... Postcode

Contact Telephone Numbers :

Daytime

Mobile

Tender bid amount **subject to contract**

Figures

£	
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Words

Please state if the offer is conditional upon anything:

## SOLICITORS DETAILS

Name of Firm.....	Person Acting .....
Address .....	
..... Telephone Number .....	

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)

Date

Signed (second applicant)

Date

Please return this form in a plain sealed envelope marked “**TENDER – Higher Metcombe Land**” to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB (Attn: Philip Taverner)** by **Midday Friday 21<sup>st</sup> March 2025**. Alternatively email this completed form as an attachment to [philip@klp.land](mailto:philip@klp.land) with the Subject line “**TENDER –Higher Metcome Land**” and your contact details in the body text of the email. Tenders will be opened after midday on Friday 21<sup>st</sup> March 2025.

**Financial Position – Please provide proof of funding:**

Borrowing?	How much?	
	Which bank?	
	Which Building Society?	
	Which other source?	
Selling a property?	Address of property	
	Position – Not yet on market, For Sale, Sale Agreed?	
	Agent name & number	

**TENDER CONDITIONS**

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Friday 21<sup>st</sup> March 2025**. Forms must be completed in full.
2. Tenders must be enclosed in a plain sealed envelope marked “**TENDER – Higher Metcombe Land**” and delivered to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Philip Taverner**. Alternatively email this completed form as an attachment to [philip@klp.land](mailto:philip@klp.land) with the Subject line “**TENDER – Higher Metcombe Land**” *and your contact details in the body text of the email*. All tenders will be opened after midday on Friday 21<sup>st</sup> March 2025. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agents offices or via email prior to the specified date and time. Proof of posting will not be accepted.
3. Tenders will not be opened until after the closing time for tenders.
4. The vendor does not undertake to accept the highest or any tender.
5. The vendor does not undertake to disclose the identity or sale price of any successful tender.
6. No tender will be entertained unless it is both unqualified and of a fixed specific amount.
7. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of six weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within six weeks, then the vendor reserves the right to withdraw from the sale.
8. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.
9. We will inform you of the sellers decision as soon as we can.

**IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.**



**KITCHENER LAND AND PLANNING  
NEWCOURT BARTON, CLYST ROAD  
TOPSHAM, EXETER, EX3 0DB**

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**Mob. 07866 522910 – Philip Taverner**

**email : [philip@klp.land](mailto:philip@klp.land)**

**[www.klp.land](http://www.klp.land)**