

FOR SALE BY AUCTION

c.3.24 ACRES OF AGRICULTURAL LAND

LAND NORTH OF MILL RISE LUPPITT HONITON EX14 4UA

JOINT AGENTS

KLP
KITCHENER
LAND AND PLANNING

Clive Emson
LAND AND PROPERTY AUCTIONEERS

- Conditional Planning Permission 12/2749/FUL dated 24 May 2013 for construction of agricultural livestock & storage shed (work started)
- Offered online by Clive Emson Auctioneers 24 July 2025
- Lot 69 Guide £70,000 Plus Fees

view across land

THE PROPERTY – EX14 4UA

Located in the village of Luppitt, this parcel of land has lovely countryside views over this Area of Outstanding Natural Beauty and is situated just a few miles from the town of Honiton, with excellent road and rail links.

The freehold land consists of areas of meadow land, mature woodland, planted fruit orchard, streams and pond.

The land was granted Conditional Planning Permission for the construction of an agricultural livestock and storage shed (work started).

Some may see the potential for a variety of other uses, subject to all necessary consents being obtainable.

LUPPITT, NR HONITON

Luppitt is a village and civil parish in East Devon situated about 4 miles (6 km) due north of Honiton.

The Parish Council advise that the village is a thriving community with a Church, Village Hall, a pub, a Vihara (Buddhist monastery) and a brewery which makes the very successful Otter Ales. Notably the ancient church of St Mary was built in the 14th century and contains a Saxon font and other ancient relics.

PLANNING & TECHNICAL

East Devon District Council granted conditional planning permission under application 12/2749/FUL for the construction of an agricultural livestock and storage shed, land to the north of Mill Rise, Luppitt, EX14 4UA. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website eastdevon.gov.uk Tel: 01404 515616

METHOD OF SALE

Freehold with Vacant Possession. The property is to be offered online by Clive Emson Auctioneers on 24 July 2025. Lot 69 Auction Guide Price £70,000 plus fees.

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website www.cliveemson.co.uk

VIEWING

On site during daylight hours, avoiding disturbance to residents of neighbouring properties. what3words: **rekindle.primed.printer**

JOINT AGENTS

KITCHENER LAND & PLANNING

Darryl Hendley
darryl@klp.land
Tel: 01392 879300



CLIVE EMSON AUCTIONEERS

Audrey Smith / Steve Appleby
auctions@cliveemson.co.uk
Tel: 01392 366555



Ref:1073/DH/R1

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



approximate land to be sold shown by a red line
Not to Scale



view of foundations and across land



JOINT AGENTS

KLP
KITCHENER
LAND AND PLANNING

Clive Emson
LAND AND PROPERTY AUCTIONEERS

view of access

Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)