



Land at Higher Coombe Farm

Tipton St. John, Devon

**Carter Jonas**



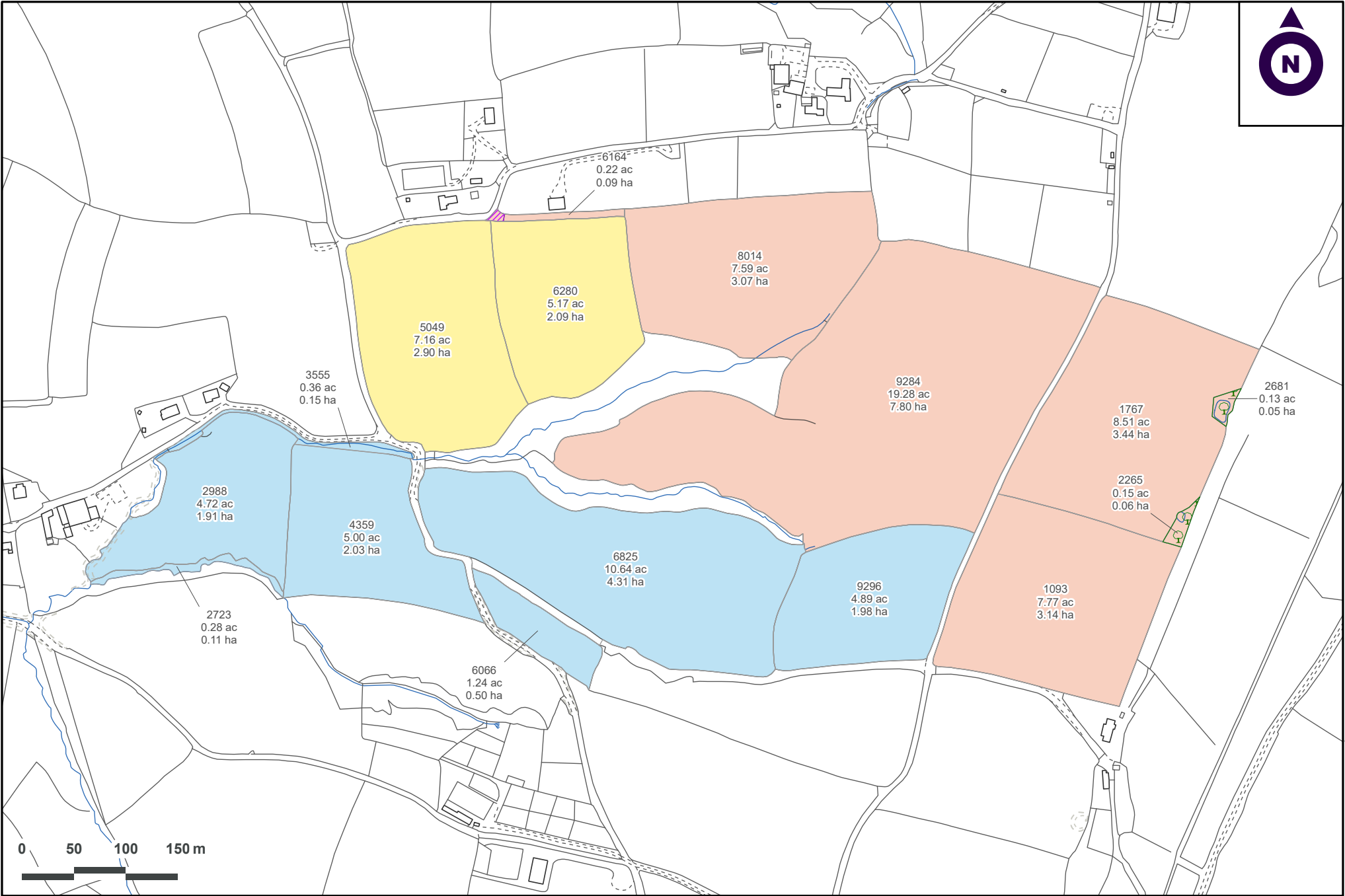
Land at Higher  
coombe Farm  
Tipton St. John  
Sidmouth  
Devon  
EX10 0AX

An attractive parcel of gently undulating pastureland offered to let in up to three separate lots by informal tender.

All located in an area of high amenity value.  
  
Offered to let by informal tender on an initial three-year FBT to commence in March 2025. Tenders due by midday on Thursday 20th February 2025.

- Lot 1 totalling 43.64 acres
- Lot 2 totalling 27.14 acres
- Lot 3 totalling 12.33 acres
- In all, extending to 83.11 acres.

Carter Jonas



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**Location**  
The land is situated to the east of the village of Tipton St. John and within the East Devon National Landscape.

The village provides a pub, church, village hall and primary school. Further amenities and facilities can be found at the popular seaside town of Sidmouth, approximately 5 miles away.

**Lot 1 totalling 43.64 acres**  
Lot 1 comprises gently undulating pastureland split into four enclosures. The two eastern fields enjoy access from the council-maintained road that separates the parcels, and the other two fields are accessed from the track lying to the north of lot 3.

**Lot 2 totalling 27.14 acres**  
A block of well-maintained and gently sloping pastureland with road access currently divided into five enclosures.

**Lot 3 totalling 12.33 acres**  
A pair of gently sloping fields laid to pasture with access from the road and track to the north.

Land plan

- Lot 1
- Lot 2
- Lot 3

## Method of Letting

The land is offered to let by informal tender in up to three separate lots on an initial three-year Farm Business Tenancy to commence in March 2025.

Tenders are sought by midday on Thursday 20th February 2025. Tender forms are available from the agents.

Consideration will be given by the Landlords to tenders from new and recent entrants to agriculture.

## Land Use

The land is to remain in permanent pasture and a restriction on the use of nutrient inputs on the grassland will be applied in line with GS2: Permanent grassland with very low inputs (outside SDAs) of the Countryside Stewardship Scheme.

## Sporting Rights

All sporting rights are reserved to the landlord.

## Basic Payment Scheme

There are no Basic Payment Scheme entitlements available.

## Environmental Schemes

The land is not subject to any environmental stewardship agreements.

The landlord may consider allowing the incoming tenant to enter into an appropriate Sustainable Farming Incentive Scheme.

## Health & Safety

Potential tenants are required to take particular care when inspecting the property and are requested to wear supportive footwear for viewings. Potential tenants should be mindful of livestock movements and of potentially uneven and slippery ground surfaces.

## Designations

The land is located within the East Devon National Landscape (formerly known as the East Devon Area of Outstanding Beauty).

## Services

Water is available to lots 1 and 2 via a sub-metered water supply. There is a natural water supply servicing lot 3.

## Local Authorities

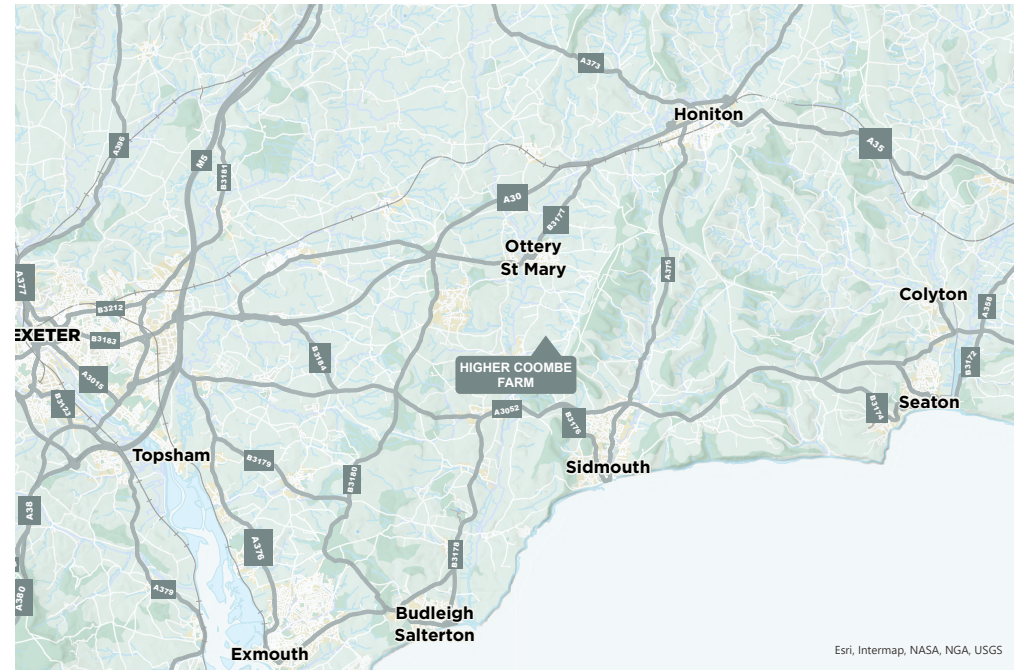
East Devon District Council  
[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## Viewings

Potential tenants may view the land during daylight hours after informing the agents, Carter Jonas.

## Directions

From the centre of Ottery St Mary, take the Sidmouth Road towards Sidmouth. After 2.4 miles on reaching Tipton St John, turn left at Coombe Cross. Continue for 0.5 miles following the lane to a sharp left-hand bend, the land will be in front of and to the right hand side.



## Taunton

01823 428 591 | [david.hebditch@carterjonas.co.uk](mailto:david.hebditch@carterjonas.co.uk)

01823 428 590 | [felicity.watts@carterjonas.co.uk](mailto:felicity.watts@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

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