

HIGHER WOODFORD FARM

HOLSWORTHY • DEVON

LOT 3



LOT 1



LOT 4



LOT 3



HIGHER WOODFORD FARM

MILTON DAMEREL • HOLSWORTHY • DEVON • EX22 7LH

Holsworthy about 7.4 miles • Okehampton about 24.1 miles • Exeter about 49.9 miles
(Distances are approximate)

Well Laid Out Productive Dairy / Livestock Farm

3 Bedroom Farmhouse with AOC

Versatile range of modern farm buildings

Fully functioning milking parlour

Productive pasture land in ring fence

Planning permission for 3 bedroom bungalow with AOC

In all about 95 acres

Available as a whole and in 5 lots



Savills Exeter

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Situation

Higher Woodford Farm is situated in a private and delightful position 7.4 miles north east of the thriving market town of Holsworthy. Centred around a traditional square, Holsworthy offers a host of day to day services including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose. The county town of Exeter is just over an hour away and offers a full range of services befitting it's status.

To the north the coastline is renowned for it's dramatic cliffs and long sandy beaches whilst to the south, Dartmoor provides rugged scenery and a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within easy

reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar lakes for sailing. Devon is of course well known for it's other sporting activities and a variety of fishing and shooting is available nearby.

Primary schools are to be found at Bradworthy and Holsworthy; secondary schooling at Holsworthy and Bude whilst independent schooling is available at Shebbear and Kingsley, Bideford as well as Exeter. Communication links are good with access to the A30 (T) at Okehampton linking to the M5 at Exeter, which provides mainline rail services to London Paddington in just under 2½ hours. Exeter Airport provides a range of flights to both domestic and international destinations.

Description

Approached from a private track, Higher Woodford Farm is an attractive versatile grassland farm offering a well laid out dairy set up, within a ring fence. The farm offers a superb combination of a well presented, comfortable family home with far reaching views, a building plot with activated planning permission for a 3 bedroom bungalow, a good range of modern farm buildings complete with 180 cubicles, a 18x18 herringbone parlour, an 8000 litre bulk tank all set within 94 acres.



Method of Sale

Higher Woodford Farm is offered as a whole and in 5 lots

Lot	Description	Colour on Land Plan	Acreage
Lot 1	Higher Woodford farmhouse, modern farm buildings, milking parlour, pasture land	Pink	15.41
Lot 2	Building plot with activated p/p for 3 bedroom AOC bungalow	Yellow	3.03
Lot 3	Productive pasture land and amenity woodland	Blue	47.32
Lot 4	Productive pasture land	Green	17.72
Lot 5	Productive pasture land	Brown	11.96
Whole			95.44

Lot 1 Higher Woodford Farmhouse, Modern Farm Buildings, Pasture Land. Approximately 15.41 acres

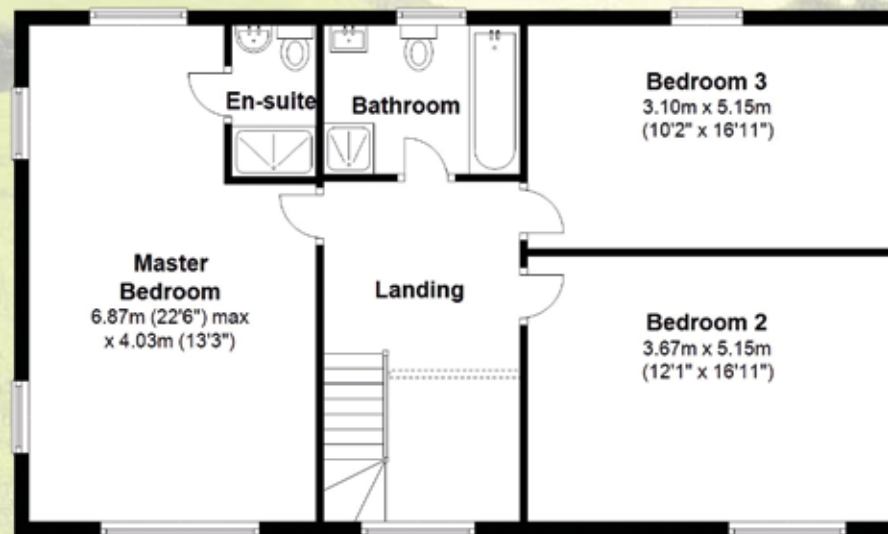
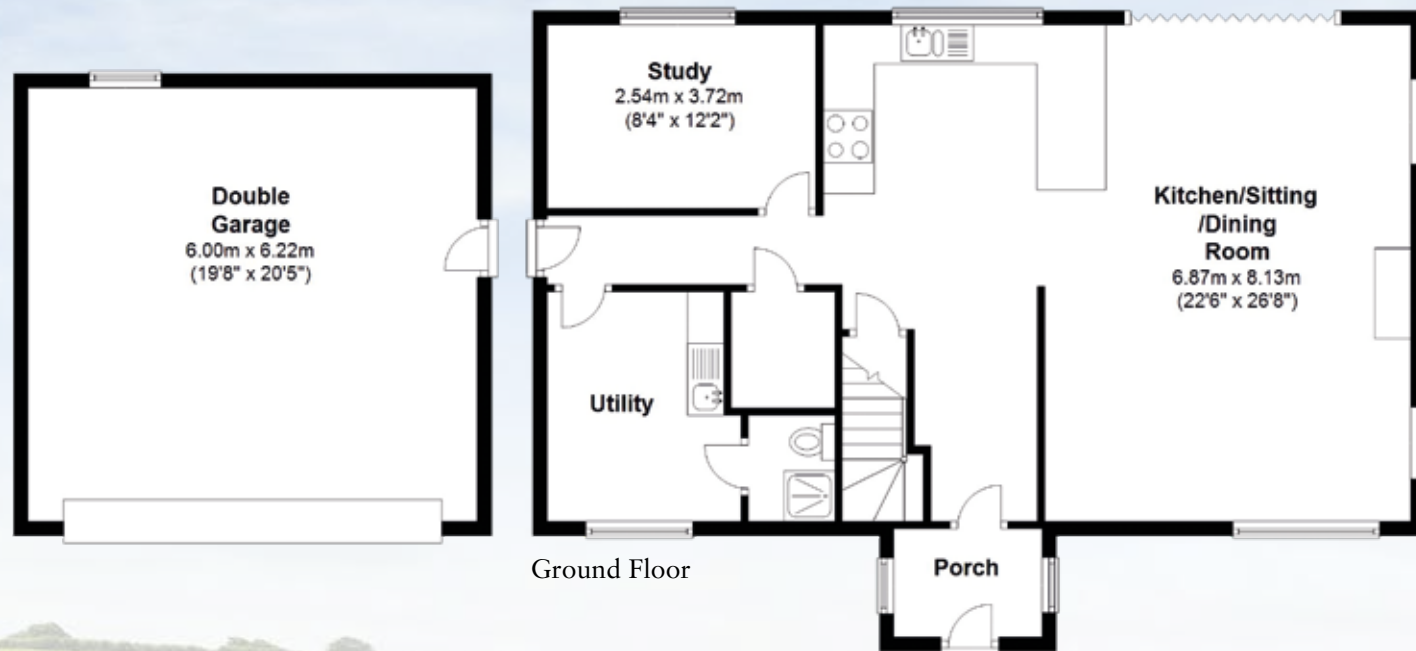
The contemporary farmhouse is approached via a private track and sits in the centre of the farm. It was constructed in 2010 and is built in a timber frame with rendered block under a natural slate roof. There are double glazed windows throughout, underfloor heating on the ground floor and the property is very economical to run as there is a photovoltaic system that provides electricity for the house and the farm.

The accommodation comprises of:

Front Door and **Porch** leading into **Entrance Hallway** and onto **fully fitted Kitchen/Dining Room** with attractive Maia work surfaces and wood effect flooring throughout. Full width Dining area with French windows onto part decked patio area, contemporary wood burning stove. Back Hallway with doors to **Study** and **Utility** with **Cloakroom** with shower and downstairs WC. Stairs leading up to **Landing** with doors to **Master Bedroom**, **ensuite** with impressive views over the farm and surrounding countryside. **Family Bathroom** with separate shower and panelled bath. **Bedroom 2** double Bedroom, **Bedroom 3** double Bedroom.

Gardens and grounds

The house is surrounded by a fenced lawned area to the south and a decked and gravelled patio area to the north.



Higher Woodford Farm

Approximate Gross Internal Floor Area:

168.5 sq.m. (1,814.2 sq.ft)

For identification only. Not to scale.



Farm Buildings

Situated in the centre of the farm, the range of modern farm buildings and milking parlour are connected to 3 phase electricity and metered water and there is a bore hole providing private water. There are concrete hard standing areas, slurry lagoons and silage clamps.

Building	Size	Description
Main apex modern barn Cattle Shed with cubicles	30m x 30m	Fibre cement roof, steel framed, part concrete floor, part block walling, part wooden slat walling
Dairy with herringbone parlour	30m x 12m	Fibre cement roof, steel framed, concrete floor, concrete walling
Apex modern farm building	30m x 21.3m	Fibre cement roof, steel framed, part concrete floor, block walling, large area of concrete hard standing in front

LOT 3



LOT 5



Lot 2 Plot With Planning Permission For a 3 Bedroom Bungalow – Approximately 3.03 acres

There is a site on the farm with activated planning permission to create a 3 bedroom bungalow with an AOC

The application reference number is 1/0562/2015/FUL. Access will be via a right of way over the farm track.

Lot 3 Productive Pasture Land and Amenity Woodland – Approximately 47.32 acres

A good run of level and gently sloping land to the west of the main holding. There are interconnecting pasture fields with a

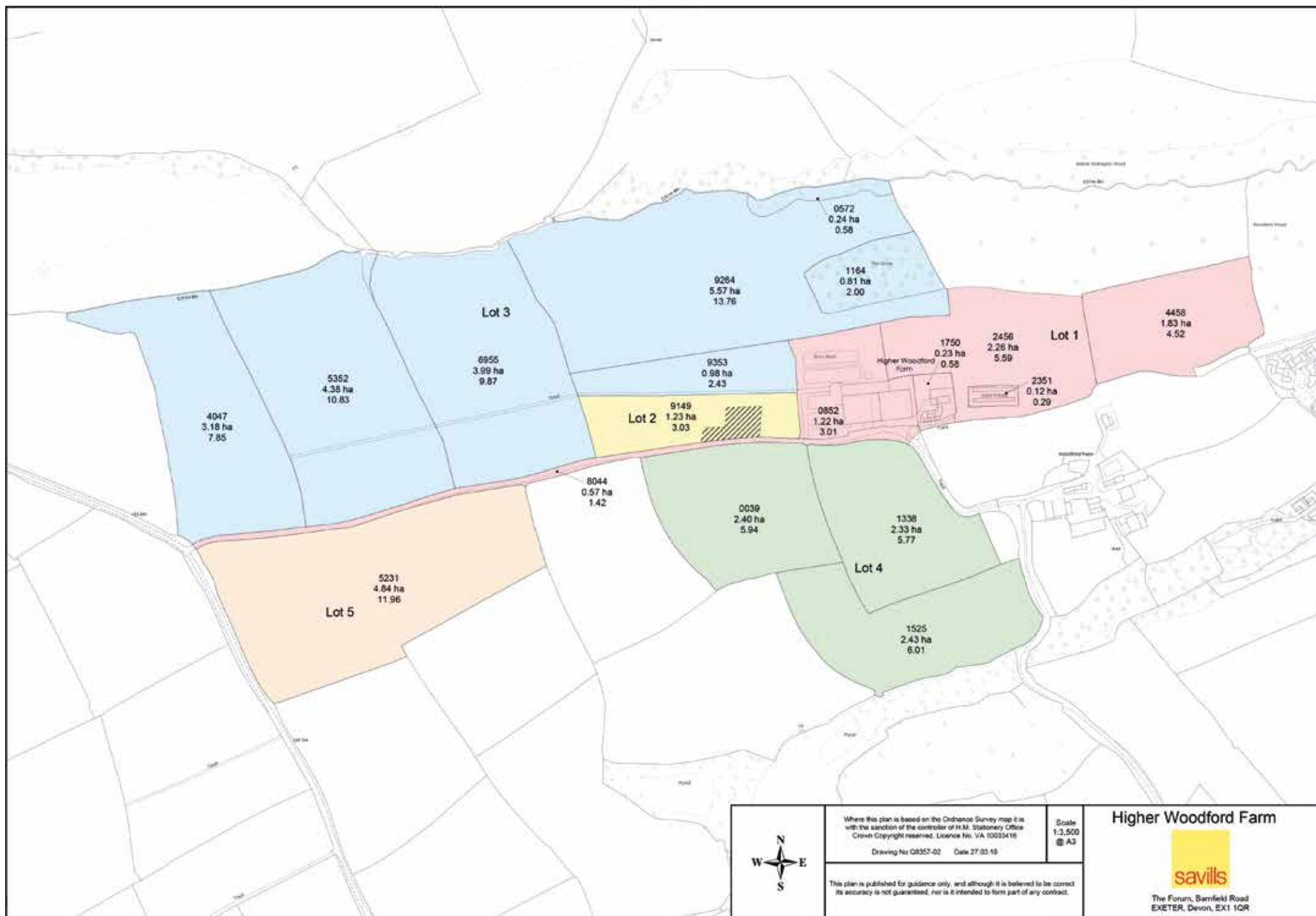
concrete cattle track and a 2 acre piece of woodland offering conservation and amenity potential on the eastern boundary. The land is stock proof and has access to water via a bore hole. Access will be via a right of way over the farm track and could also be created to the left of the entrance of the farm off the minor council road.

Lot 4 Productive Pasture Land – Approximately 17.72 acres

A highly productive block of level and gently sloping interconnecting pasture land that is stock proof and has access to water via a bore hole. Access via a right of way over the farm track.

Lot 5 Productive Pasture Land – Approximately 11.96 acres

A single very productive pasture field with road frontage, is stock proof and has access to water via a bore hole. Access will be via a right of way over the farm track and could also be created to the right of the entrance of the farm off the minor council road.



GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Local Authority

Torridge District Council,
Riverbank House, Bideford, Devon
EX39 2QG Tel: 01237 428700

Ingoing valuation

The purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party (or in accordance with the arbitrator appointed by them) on the day of completion:

- Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
- Silage, hay and straw at market value.
- Consumables and all other stores including fertilisers and fuel including domestic oil at invoice cost.
- VAT where applicable

Tenant right shall be paid for immediately the valuation is agreed with interest at 4% over Barclays plc base rate for the time being on the valuation from completion to the date of payment. Should the valuation not be agreed by completion, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Central Association of Agricultural Valuers. No purchaser shall be entitled to make any claim or set off in respect of dilapidations (if any) to any land, buildings, ditches, fences or any other items.

Footpaths

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

Services

Mains electricity to farmhouse and farm building (three phase)
- PV solar system to farm house
Mains water to farmhouse and milking parlour
Bore hole water to land and farm buildings
Oil fired central heating to farmhouse
Private drainage system
Plot with planning permission for 3 bedroom bungalow
Water supply ready to be connected
Electricity to be connected via a transformer located on electricity pole on the farm.
P/P for a private drainage system

Fixtures and fitting

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Postcode

EX22 7LH

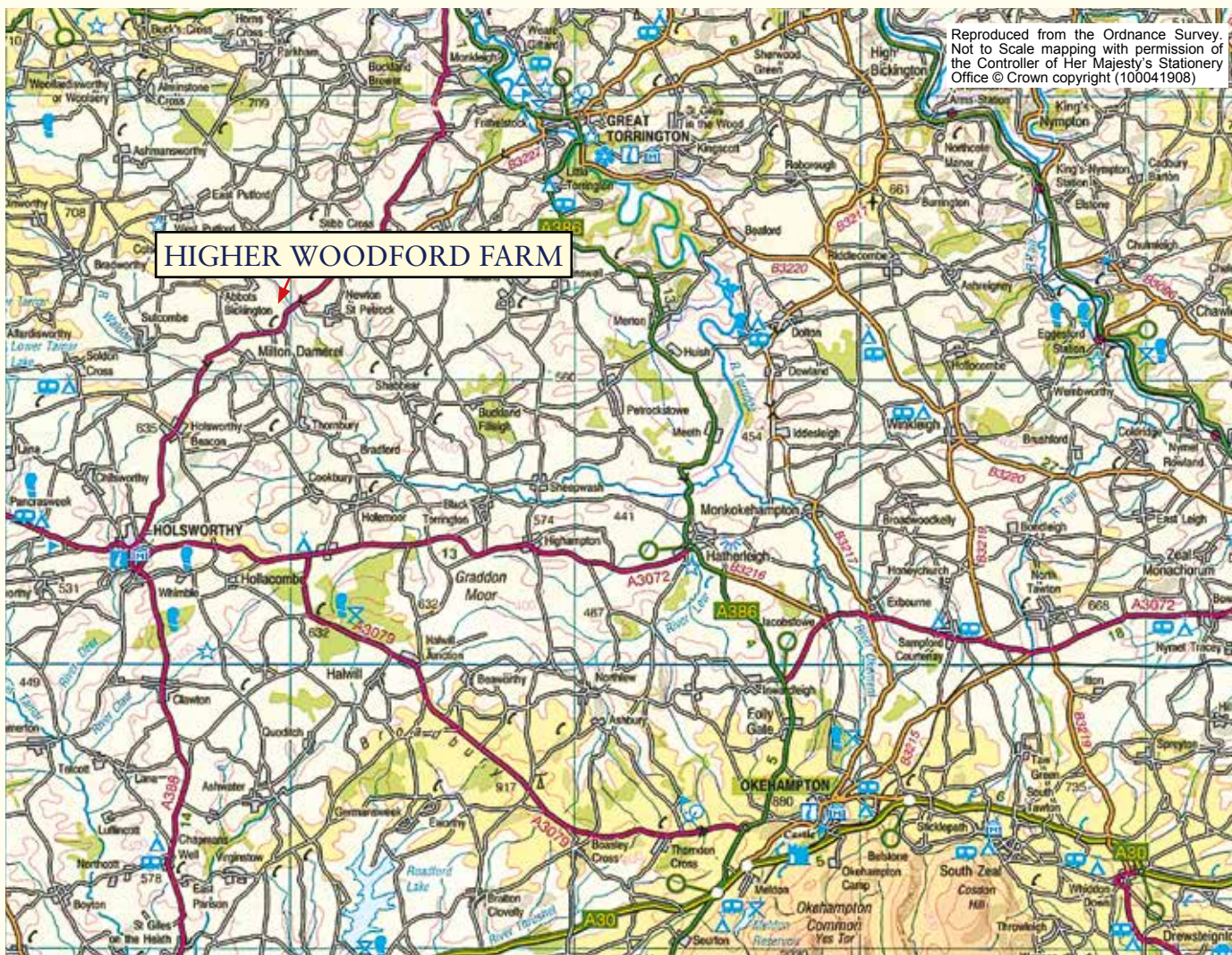
Directions

From Holsworthy proceed out of the town north towards Bideford on the A388. After about 3 miles you will come to Holsworthy Beacon, continue on A388 going straight over at Cross Ways junction. After about 4 miles take a sharp turning to the left at Shop Cross signposted Abbots Bickington and Bradworthy. The turning to the farm will be on your right and the private track is signposted.

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.





Council Tax

Farmhouse: Band E

Shooting Rights

The shooting rights are in hand and included in the sale as far as they are owned.

Basic Payment Scheme (BPS)

The BPS has been claimed for 2017. The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

Tariff Payments

The vendors will endeavour to transfer the feed in tariff for the solar system following the successful completion of the sale.

Value Added Tax

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/03/28 OC

