



SOUTH HILL FARM

South Hill Farm

Little Torrington, Torrington, Devon, EX38 8PL

Bideford 7.5 miles • Hatherleigh 11 miles • Barnstaple 13.5 miles

TO LET: An exciting opportunity to let a productive, ringfenced holding together with farm buildings, arable and pasture land in North Devon

Available as a whole on 5-year Farm Business Tenancy

- A ring-fenced run of pasture and arable land extending to a total of 106 acres
- Farm buildings offering 9,000ft² of space for livestock housing or storage
- Convenient location with good transport connections
- Available due to retirement



Stags Professional Services

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stags.co.uk

Viewing

Viewings are strictly by appointment only. To book an appointment please contact Stags Professional Services on 01884 235701.

Tenders

Tenders are invited by noon Friday 25th June 2021. Tender forms and 'Heads of Terms' for the tenancy are available from Stags Professional Department upon request (via email professional@stags.co.uk or telephone 01884 235701). All Tenders should be returned to the Stags Tiverton office in a sealed envelope marked "South Hill Farm Tender". Tenders will also be accepted via email to the above email address. The bid should clearly state the amount of annual rent tendered in pounds sterling. The Tender Form should be accompanied by a summary of the Tenants farming background, current farming operations and a proposed cropping rotation. The Landlord is under no obligation to accept the highest, or any Tender.

Grid Reference

Ordnance Survey reference SS 49107 17555

Situation

The land and buildings at South Hill Farm are approached via a driveway which leads directly to the farm buildings. Keep right as the lane forks after the residential property to access the buildings and land available to let. The land lies less than 1 mile from the A386 trunk road which provides efficient access to Great Torrington, Bideford, Okehampton and further afield. The town of Great Torrington lies 2 miles to the north with a range of amenities including a post office, pubs, primary school, hospital and a church. The river-port town of Barnstaple, some 13.5 miles to the north east, offers a wide range of retail and recreational facilities including rail services to London Paddington.

South Hill Farm enjoys easy access via the A386 in both directions as well as being within 1.5 miles of the B3227 from Stibb Cross and the A3124 from Winkleigh. The A386 trunk road provides excellent links to the A39 at Bideford and the A30 at Okehampton.

Directions

On the A386 from Bideford, continue on this road through Torrington and after approximately 1 mile, as the road levels out at the top of the hill, there is a cross road junction at Church Ford. Take the right hand turning at this junction, signposted for Taddiport. The main farm entrance is on the right hand-side after 350 yards and is marked with a Stags 'To Let' board.





The property benefits from farm buildings situated centrally at the holding and easily accessible via the farm driveway. The buildings have been used for lambing and livestock housing as well as storage and are further described below:

Building 1: 14m x 30m (45" x 98")

Part-traditional part-modern building comprising an Atcost Dutch barn with two mono-pitch lean-tos with part box profile roof cladding. Fully enclosed at both ends with central opening. Concrete block walls which remain open at the eaves and a feed passage at one end.

Building 2: 18m x 23m (60" x 75")

A fodder/lambing shed of part traditional, part-steel portal frame construction with a pitched box profile clad roof and lean to. The building features an earth floor throughout and is open on the north eastern elevation. There is also machinery access via the south western elevation.



Description

The farm is available on a five-year Farm Business Tenancy and comprises the farm buildings which are a mix of modern and traditional construction, as well as 106 acres of adjoining pasture and arable ground. NB: There is no house available with the letting.

Access to the property is afforded via a private driveway leading from the council-maintained highway which runs north from Church Ford Cross.

The holding has been farmed in hand as a sheep enterprise. The land is a mixture of level and gently undulating pasture and arable with some steeper parcels. The land is classified as Grade III on the Agricultural Land Classification Map. A cropping schedule can be found within the Tender pack.

The Land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS) and the available BPS Entitlements will be leased to the tenant, to be returned to the landowner (or a nominated party) at the end of the lease.

General Information

Use

For agricultural purposes only.

Services

The farm buildings are connected to mains water and electricity with water pipes underground to the majority of field parcels. Charges will be made for water usage on sub meters installed by the Landlord.

Local Authority

North Devon and Torridge District Council.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Farm Sale

The right to hold a farm sale by auction of machinery on the property during the tenancy is reserved (due to COVID-19 restrictions).

Wayleaves, Rights of Way, Etc

The property is let subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables, etc or water or drainage pipes, etc either passing upon, over or under it.

Countryside Stewardship

There is an existing Mid-Tier scheme on the land which will expire in December 2024. More information available in the Tender documents.

Plans & Boundary Fences

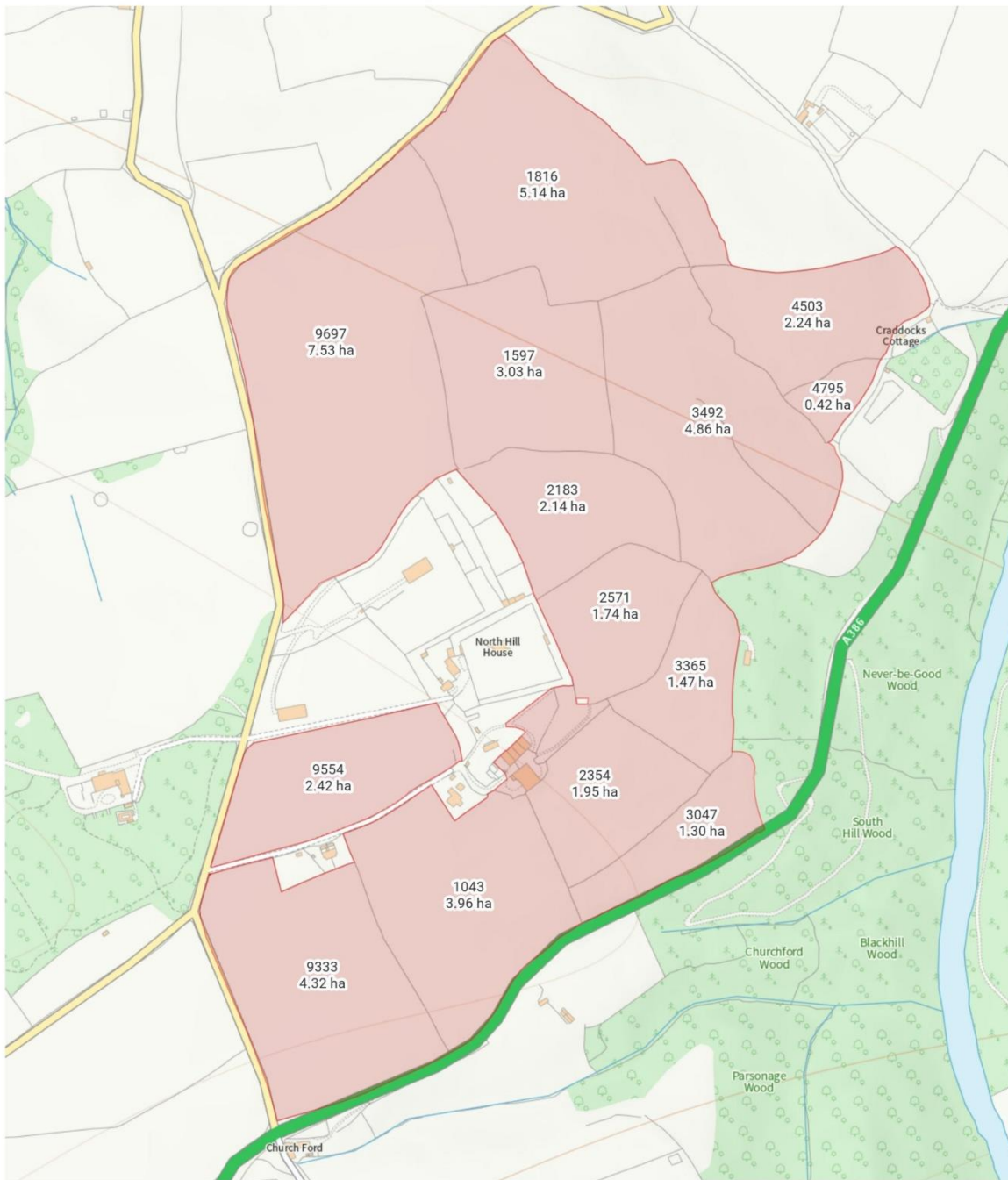
An illustrative plan of the holding is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plan is not to scale and is not to be relied upon.

Deposit

A deposit equal to 25% of the annual rent will be required upon acceptance of a tender. This deposit may then be used towards the first rental payment.

Disclaimer

These particulars are a guide and should not be relied upon for any purpose.



Summary of Tenancy Terms:

Please refer to the Tender Pack for more detailed information.

Term:

5 years.

Start Date:

1st July 2021

Rent Payment Dates:

The rent will be paid quarterly in advance each year upon signing the tenancy agreement.

Tenancy Agreement:

Costs to be divided 50/50 to each party.

Schedule of Condition

To be agreed prior to the commencement of the tenancy.

Costs to be divided 50/50 to each party.

Repairs, Maintenance and Insurance

The landlord is to maintain and repair the structure of the buildings. The tenant is to maintain and repair the interior of the buildings, fixtures and fittings. The buildings, equipment, land, fences and hedges are to be returned in an equivalent or better condition.

Entitlements

Available Basic Payment Scheme entitlements will be leased for the duration of the agreement. If the Farm is let in lots, these will be apportioned on a pro rata basis.

Countryside Stewardship

There is an existing Mid -Tier agreement on the land which expires in December 2024. There are Capital Grant items which would need to be claimed for by the end of December 2021. The tenant will be responsible for meeting all of the requirements of this agreement. A copy of the agreement terms form a part of the Tender documents.

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