



**STAGS**

C O U R T F A R M

# Court Farm

Bishops Tawton, Barnstaple,  
EX32 0AB

A361 Bishops Tawton Roundabout 1 mile •  
Barnstaple 3 miles • Bideford 10 miles •  
South Molton 12 miles

**TO LET: A productive  
367.99 acres of grass and  
arable land with an  
extensive range of farm  
buildings located near  
Barnstaple**

- Equipped farm extending to 367.99 acres (148.92ha)
- Available to let as a whole or in 3 lots
- Available on a 5 year Farm Business Tenancy (FBT) commencing on 29th September 2021
- Available due to retirement from farming by the Landlord





**The Whole:** Approximately 367.99 acres (148.92ha) of grass and arable land with a range of farm buildings.

**Lot 1 - Court Farm:** 230.27 acres (93.39ha) of grass and arable land with a range of farm buildings.

**Lot 2 - Land and Buildings at Downrew:** 113.73 acres (46.02ha) of grass and arable land with a range of farm buildings.

**Lot 3 - Land at Babeleigh:** 23.99 acres (9.71ha) of bare arable land.

Stags  
19 Bampton Street, Tiverton,  
Devon EX16 6AA  
**Tel: 01884 235701**  
**Email: [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)**

The London Office  
40 St James's Place  
London  
SW1A 1NS  
Tel: 020 7839 0888



[stags.co.uk](https://stags.co.uk)

## Introduction

An opportunity to rent a well-equipped farm located in North Devon extending to a total of 367.99 acres (148.92ha).

Court Farm is being offered to let as a whole or in lots on 5 year Farm Business Tenancy (FBT) agreements.

Lot 1 is centred around Court Farm in Bishops Tawton and comprises of a mix of grass and arable land along with an extensive range of farm buildings. Lot 1 comprises two parts, Lot 1A being the land and Lot 1B being the farm buildings. Lot 2 also benefits from a number of farm buildings and a mix of grass and arable land. Lot 3 is 23.99 acres (9.71ha) of bare arable land.

## Situation

Court Farm (Lot 1) is predominantly centred around the village of Bishops Tawton in the valley of the River Taw in North Devon, 3 miles south of Barnstaple. Lots 2 and 3 are located to the east of Bishops Tawton, near to Coddan Hill.

Court Farm has access directly off the A377 which provides excellent links to Barnstaple and access to Chulmleigh, Crediton and Exeter. It also connects to the Atlantic Highway (A39) and nearby A361 which provides access to South Molton livestock market (12 miles).

Bishops Tawton benefits from one pub, a primary school and a 14th century church. Nearby Barnstaple offers a wide range of local services and facilities including a railway station.

## Current Farming Policy

The farm has been farmed in hand as a dairy farm supporting a large dairy herd, dairy youngstock and beef cattle to finish weight.

The farm is no longer used as a dairy farm and the Landlord would not consider tenders for a dairy farming use.

## Lot 1A: Court Farm

(Shown highlighted red on the plan)

Land: The land extends to approximately 230.27 acres (93.39ha) and is predominantly grass land.

The immediate land is located to the south of the farm buildings with grass land running either side of the railway with the River Taw on the Western boundary. There is a central livestock track running the length of the stretch of land with a number of water troughs and natural water supplying the parcels. The land has good road access, handling facilities and yard with two crossings over and bridge under the railway. The soil is described by the National Soils Resources Institute (NRSI) as being loamy and clayey soils of coastal flats.

Two further parcels of land are located the other side of the A377, one being grass land and the other being arable.

A further separate block of four parcels are located the other side of the River Taw and accessible via a road off Newbridge Causeway. 20.32 acres (8.22ha) is grass land

and 29.15 acres (11.80ha) is arable. The fencing is a mix of post and two strands of barbed wire and post with sheep netting with one strand of barbed wire above. There is also a small corner of a parcel which the local shoot use. The soil is described as being slowly permeable seasonally wet acid loamey and clayey by the National Soils Resources Institute (NRSI).

## Lot 1B: Court Farm Buildings

(Shown highlighted yellow on the plan)

### Building 1: 8.80m x 22.57m (29' x 74')

Open ended, five bay steel portal frame silage building with concrete floor and concrete panel walls up to 6ft with Yorkshire boarding to eaves.

### Building 2: 17.59m x 36.00m (58' x 118')

Open fronted, eight bay steel portal frame silage building with concrete floor and concrete panel walls up to 15ft with Yorkshire boarding to eaves.

### Building 3: 7.63m x 51.50m (25' x 169')

Steel portal frame building with concrete floor and double steel doors to the front.

### Building 4: 22.91m x 17.27m (75' x 57')

Cow kennels with concrete floor and feeding passage.

### Building 5: 10.19m x 13.50m (33' x 44')

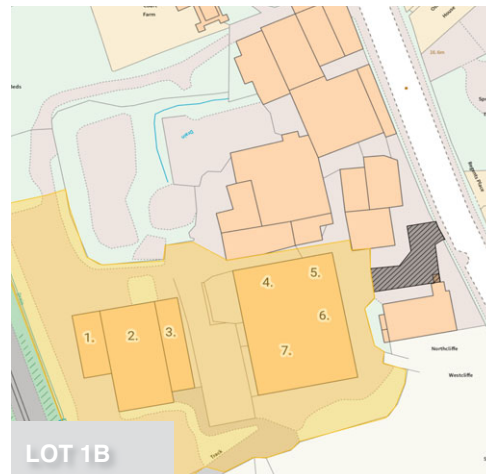
Loose stock yard adjoining Building 4 with wooden portal frame and concrete floor.

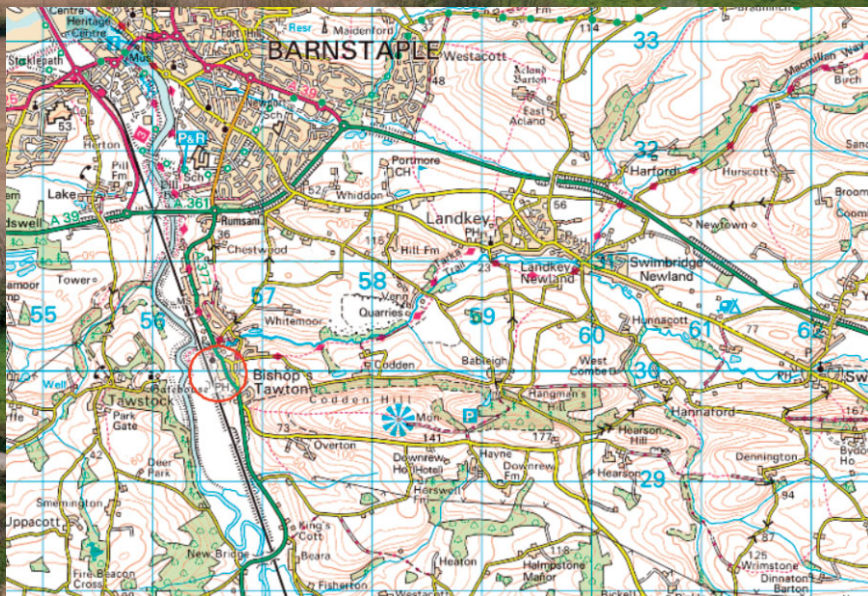
### Building 6: 34.00m x 9.94m (112' x 33')

General storage building with concrete uprights with wooden trusses and concrete floor. Solar panels are located on the roof and the Landlord reserves any Feed-In-Tariff payable in relation to these.

### Building 7: 12.58m x 34.00m (41' x 112')

Cubicle house with mono-pitched lean-to from Building 6 with yoked feed barrier, open sides and concrete floor.





**Silage Clamp:** 52m x 17m x 3.66m (170' x 56' x 12')  
 Silage clamp located between building 3 and the end of buildings 4 and 7.

**Water Borehole**  
 A water borehole is present which supplies the farm buildings and nearby land.  
 Additional buildings may be available by separate negotiation.

## Lot 2: Land and Buildings at Downrew

(Shown highlighted green on the plan)

Land: The land is split into two distinct blocks with the majority located around the farm buildings and either side of the road and a further parcel of arable land to the west.

All the land has good road access with approximately 65.82 acres (26.63 ha) in arable rotation and 46.81 acres (18.94ha) laid to permanent pasture. The land is classified as Grade 3 on the Agricultural Land Classification Maps and the soils are described as freely draining slightly acid loamy soils by the National Soils Resources Institute (NRSI).

**Building 1:** 7.80m x 17.48m (25' x 57')  
 Stock yard with wooden portal frame, concrete floor, dung board up to 4ft and space board to eaves.

**Building 2:** 10.72m x 5.14m (35' x 17')  
 Stone and concrete walls with internally fitted cattle handling race on concrete floor.

**Building 3:** 18.80m x 14.00m (62' x 46')  
 Cow kennels divided into two parts with concrete floor.

**Building 4:** 22.91m x 17.27m (75' x 57')  
 Central portal frame building with lean-to. Concrete walls up to 6ft, concrete floor and central feed passage.

**Building 5 and Lean-Tos:** 8.35m x 18.00 (27' x 59')  
 Wooden portal frame building with wooden dung board up

to 6ft in part and concrete block wall up to 6ft in part. Full length lean-to's to either side, both 7.5m wide.

**Water Borehole**  
 A water borehole is present which supplies the farm buildings and nearby land.



## Lot 3: Land at Babeleigh

(Shown highlighted blue on the plan)

Land at Babeleigh is a single block of 23.99 acres (9.71ha) of bare Grade 3 arable land accessible off Venn Road. According to the National Soils Resources Institute (NRSI), the soil is freely draining slightly acid and loamy.

The adjacent farm buildings may also be available to let in Spring 2022.



## General Information

### Use

For agricultural purposes only excluding dairy farming use. There are no cropping restrictions but each tender must be submitted with husbandry and cropping plans.

### Services

Lot 1 is mainly connected to the water borehole except for the land the other side of the A377 which is connected to mains water and the land west of the River Taw where the troughs are fed by a spring. Mains electric is connected to the farm buildings.

The water for Lot 2 is predominantly supplied by a water borehole except for the land north of the road which is understood to be connected to mains water. Mains electric is connected to the farm buildings.

There are no services connected at Lot 3.

### Tenure

The farm will be let from the 29th September 2021 on a 5 year Farm Business Tenancy (FBT) governed by the Agricultural Tenancies Act 1995. Full Heads of Terms are available in the Information Pack.

### Local Authority

North Devon Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG

### Designations

All the land is situated within a Nitrate Vulnerable Zone (NVZ). The incoming tenant will be expected to comply with all NVZ regulations.

### Sporting, Mineral & Timber Rights

The Landlord will reserve all sporting, mineral and timber rights.

### Farm Sale

There will be a farm sale of machinery and equipment by auction at Court Farm (subject to COVID-19 restrictions) prior to the start of the tenancy, but after a tenant has been chosen.

### Rights of Way, Easements & Wayleaves

The property will be let subject to and with the benefit of any wayleave agreements or easements 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. The property is also let subject to and with the benefit of any public or private rights of way or bridleways.

### Basic Payment Scheme (BPS)

All the land is registered with the Rural Payments Agency and copies of the 2021 RLR plans are included in the Information Pack.

Basic Payment Scheme entitlements will be transferred to the tenant(s) for the duration of the tenancy. If the Farm is let in Lots, these will be apportioned on a pro-rata basis.

### Environmental Schemes

There are no environmental schemes in place.

### Holdover

The right of holdover to harvest the existing crops is reserved until the 31st October 2021.

### Fees & Costs

A contribution of £1,250 plus VAT will be payable by the incoming tenant(s) in respect of the following:

- Referencing charges
- Record of Condition
- Fees associated with the drafting of the FBT agreement

### Information Pack

An information pack is available by request from Stags Professional Department (via email [professional@stags.co.uk](mailto:professional@stags.co.uk) or telephone 01884 235 701) and includes:

- Heads of Terms
- 2021 RLR plans
- Full cropping history for three years
- Agricultural Land Classification Plans
- Additional photographs
- Tender application form
- Individual lot plans

### Tenders

The property is to be let by Informal Tender. Tenders are invited by noon Friday 2nd July 2021. Tender application forms are available from Stags Professional Department upon request (via email [professional@stags.co.uk](mailto:professional@stags.co.uk) or telephone 01884 235 701). All Tenders must be on the prescribed tender application form and should be returned to the Stags Tiverton office in a sealed envelope marked clearly "Court Farm Tender". The bid should clearly state the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender. On agreeing terms, a 25% deposit will be payable by the successful applicant upon signing the terms or prior to 30th July 2021.



## Viewing

Viewings are strictly by appointment. To book an appointment on one of the viewing days, please contact Stags Professional Services on 01884 235701.

Please note that this is a working farm and viewers should be vigilant and take care when viewing for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the holding.

## Directions

From the A361 heading towards Barnstaple, take the first exit at the Portmore Roundabout signposted Bideford, Bude and Ilfracombe. Continue along the A361 until you approach the Bishops Tawton Roundabout, go into the first lane and take the first turning signposted Crediton and Bishops Tawton. Follow

Bishops Tawton Road (A377) for approximately one mile until you reach St John the Baptist Church on the right. Pass the turning to the left to Village Street and continue up New Road. The farm buildings for Court Farm are on the right and the main farm entrance is the third one on the right.

## Grid Reference & what3words

Ordnance Survey reference: SS 566 299

what3words: luck.herds.simple

## Contact Information

For further information and to request a tender application form, please contact Stags Professional Department either by email [professional@stags.co.uk](mailto:professional@stags.co.uk) or telephone 01884 235 701.

## Disclaimer

These particulars are a guide only and must not be relied upon as statements or representations of fact. 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 Stags have not tested any services, equipment or facilities. Applicants must satisfy themselves by inspection or otherwise.

