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Folly Farm
Uton, Crediton, Devon, EX17 3QJ



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A well equipped Dairy Farm in a sought after area
Four bedroom farmhouse plus one bedroom annexe. Separate two bedroom bungalow with paddock
Extensive range of farm buildings with 272 cubicles and 20:20 herringbone parlour
Superb pasture and arable land extending to just under 192 acres.

SITUATION

Nestled in rolling Devonshire countryside, Folly Farm can be found at the end of its own entrance lane and just under a mile from the nearby hamlet of Uton. The busy market town of Crediton is also close by, about 2 miles away and offers an excellent range of amenities including a variety of shops, supermarkets and recreational facilities. There is also a weekly farmers market, leisure centre and swimming pool.

Exeter lies 8 miles to the south east and this cathedral city boasts a wide and diverse range of shops, places to eat and things to see and do. There is also a mainline railway station, bus terminal and regional airport together with a quick link to the M5 motorway and beyond. Exeter Livestock Centre is conveniently located on the outskirts of the city, near the A30, and this excellent facility has weekly prime stock and store stock markets as well as highly regarded dairy cattle sales.

This popular area of mid Devon has much to offer with areas of outstanding natural beauty, picturesque towns and villages to explore, a world heritage coastline with some of Britain's best beaches and Dartmoor National Park with its dramatic and ever changing scenery.

INTRODUCTION

Folly Farm is a well equipped, commercial dairy farm with ample livestock accommodation and a super run of highly productive grass and arable land.

The farmhouse and annexe sit in a slightly elevated position at the end of the farm lane with a further bungalow available by separate negotiation. There is an excellent range of buildings to support the farm's dairy enterprise with cubicles for 272 and a 20:20 herringbone parlour. The land extends to 192 acres and surrounds the farmstead with the majority being on red soil, renowned for its extremely fertile nature.

LOTTING

The Farm is available as a whole or in the following two lots;

LOT 1: The farmhouse, annexe, farm buildings and approximately **191.88 acres (77.64 hectares)**

LOT 2: Folly View bungalow with paddock , extending to some **1.38 acres (0.56 hectares)**

LOT 1

The Farmhouse

Built in the mid 1800s the farmhouse is constructed of rendered brick and stone under a slated roof with the benefit of double glazing and oil fired central heating. The adjoining annex is a more recent addition and works extremely well for a dependent parent or potential letting unit.

The property is approached from the farm's entrance lane to a concreted parking area at the side of the farmhouse. From here a path leads to the front garden and

Ground Floor

Part glazed front entrance door to HALLWAY with stairs rising to first floor and doors off to SITTING ROOM, with cupboards to alcove, second SITTING ROOM with open fireplace and opening through to DINING ROOM. From here, a door leads through to KITCHEN with a range of matching wall and base units, work tops over incorporating a stainless steel sink unit and drainer. Space for electric cooker and dishwasher, oil fired 'Stanley' range cooker which also provides central heating and hot water. Door through to REAR HALL and back door with door off to UTILITY ROOM with a small range of cupboards, sink and drainer, space for washing machine and door to WC and wash hand basin. Further UTILITY/ BOOT ROOM with a Belfast Sink.

Floor Plans (Not to scale and for identification purposes only).



First Floor

From the front hall, stairs lead to the FIRST FLOOR LANDING with doors off to THREE DOUBLE BEDROOMS and ONE SINGLE BEDROOM.

Door to SHOWER ROOM with enclosed shower, tiled walls and floor and towel rail. Door to BATHROOM with panelled bath and wash hand basin. Door to separate WC.

Outside the Farmhouse

A concreted parking area at the side of the property leads to a lawned area with shrubs at the front of the farmhouse where the oil tank is also located. A large GARAGE can be found at the rear of the farmhouse constructed of concrete block and timber under a profile sheet roof with a concrete floor and timber sliding doors. Adjoining this is

LOT I

Folly Farm Annexe

Attached to the rear of the farmhouse and garage, is a single storey annex comprising OPEN PLAN LIVING AREA, dual aspect with patio doors overlooking farmland. Corner KITCHEN AREA with range of fitted units, work top and sink and drainer, space for electric cooker. Door to BEDROOM and door to SHOWER ROOM with corner shower, WC and wash hand basin.

LOT I

The Farm Buildings

Conveniently situated a short distance from the farmhouse is an extensive range of buildings which can accommodate over 300 head. The recent addition of a cubicle building and slurry lagoon in 2012 has enhanced this efficient layout and there is still further scope for expansion.





Upper Yard

- ◆ Earth bank SLURRY LAGOON with capacity for 300 cows over 6 months.
- ◆ Hardstanding for calf hutches.
- ◆ CUBICLE SHED - 123' 0" x 100' 0" (37.46m x 30.46m) Steel frame with concrete panels and space board elevations under a corrugated fibre cement sheet roof with open ridge. Divided into two with wide raised central feed passage, six self locking yolks and 116 IAE cubicles with rubber mats. Adjoining
- ◆ CUBICLE SHED - 107' 0" x 20' 0" (32.59m x 6.09m) Steel frame with concrete panel and space boarding elevations. 27 cubicles with rubber mats. Adjoining
- ◆ FEED & LOAFING AREA - 107' 0" x 26' 0" (32.59m x 7.92m) Steel frame under corrugated fibre cement sheet roof with central feed passage.
- ◆ CUBICLE SHED - 107' 0" x 45' 0" (32.59m x 13.71m) Steel frame with concrete block, timber and space board elevations under corrugated sheet roof. 102 IAE cubicles with scrape passages.
- ◆ CUBICLE SHED - 63' 0" x 34' 0" (19.19m x 10.36m) Steel frame with block and profile sheet elevations under a corrugated fibre cement sheet roof. 27 portable cubicles.
- ◆ COLLECTING YARD with handling system and water troughs.
- ◆ PARLOUR - Stone and concrete block under a corrugated sheet roof. 20:20 herringbone parlour (mainly Westfalia/GEA) with ACRs and in parlour feeders. Door and steps down to
- ◆ DAIRY LOFT - Stone and block built two story building with access to the first floor from the higher yard.
- ◆ Covered SILAGE CLAMP - 60' 0" x 34' 6" (18.27m x 10.51m) plus a further 40' 0" (12.18m) uncovered. Steel frame with sleeper and concrete panel sides under a corrugated sheet roof.
- ◆ Concrete panel SILAGE/MAIZE CLAMP with concrete floor - 100' 0" x 40' 9" (30.46m x 12.41m)
- ◆ SILAGE CLAMP - 120' 0" x 36' 8" (36.55m x 11.17m) Concrete panel and earth bank, concrete floor.

- ◆ HAY BARN - 45' 0" x 24' 0" (13.71m x 7.31m) Concrete stanchions, timber roof trusses under a metal profile sheet roof. Adjoining
- ◆ HAY BARN - 60' 0" x 18' 0" (18.27m x 5.48m) Metal stanchions and timber roof trusses under a corrugated sheet roof.
- ◆ STRAW BARN - 30' 8" x 30' 0" (9.34m x 9.14m) Timber pole under a metal profile sheet roof.

Lower Yard

- ◆ LOOSE HOUSE - 73' 0" x 60' 0" (22.23m x 18.27m) Concrete stanchions, concrete panel elevations with cladding over. Divided in two with wide feed passage and feed barriers.
- ◆ CALF HOUSE - 45' 0" x 40' 0" (13.71m x 12.18m). Steel frame, concrete panel elevations with space boarding under a slatted profile sheet roof.
- ◆ Open fronted YOUNGSTOCK BUILDING - 80' 0" x 41' 0" including overhang (24.37m x 12.49m). Steel frame, crash barrier and space board elevations under corrugated fibre cement sheet roof.
- ◆ BARN with LOFT OVER - 33' 8" x 16' 0" (10.25m x 4.87m) Block, brick and timber stanchions under a corrugated sheet roof. Divided in five stables and adjoining the rear further
- ◆ LOOSE PEN - 21' 5" x 11' 10" (6.52m x 3.60m) Steel frame with concrete block elevations. Adjoining
- ◆ LOOSE HOUSE - 104' 0" x 25' 10" (31.68m x 7.87m) Steel and concrete stanchions with block elevations under a corrugated fibre cement sheet roof. Feed barriers.
- ◆ LOOSE HOUSE - 90' 0" x 25' 0" (27.41m x 7.61m) including overhang. Metal stanchions, block and space board elevations under a corrugated fibre cement sheet roof. Sheeted gates.
- ◆ FEED BIN - 23 tons.
- ◆ DAIRY [Ground Floor] - Two 'Dari Kool' bulk tanks (3500L and 2750L), tank washer, plate cooler and water heater, sink.
- ◆ WORKSHOP - 19' 8" x 19' 8" (6m x 6m) Concrete panel and metal sheet elevations under fibre cement roof. Concrete floor.

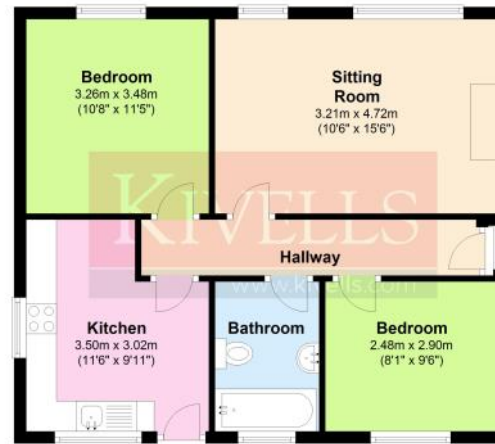


LOT 1 The Land

Extending to some **191.88 acres in all (77.64 hectares)**, the land at Folly surrounds the farmstead and is loosely divided in two blocks. The majority sits to the south and west of the holding with the smaller block lying to the north of the railway line and includes the arable ground. The land is very accessible from either the farmstead, or adjoining parish roads and internal cow tracks and an underpass (beneath the railway line) enables easy movement of livestock.

The land is some 56 metres above sea level and this redland soil is classified as Grade 3, a free draining, loamy type lending itself to both arable and grass cropping. It comprises gently sloping and/or level enclosures which have well fenced natural hedge banks boundaries and some periphery woodland on the farms southern limits. This well farmed block of land is an excellent mixture of sheltered permanent pasture, arable land capable of growing corn and maize crops with the remainder being in temporary leys to maximise grass production.

Note: The farm has rented neighbouring land over the years and there may be opportunities to continue these arrangements. Some 12½ acres of land at Moor House, which has previously been rented, is now available for sale by private treaty. Full details are available at www.kivells.com.



LOT 2 Folly View Bungalow

Situated a short distance from the farms entrance, Folly View comprises a small detached bungalow together with a garden and paddock.

The accommodation is as follows

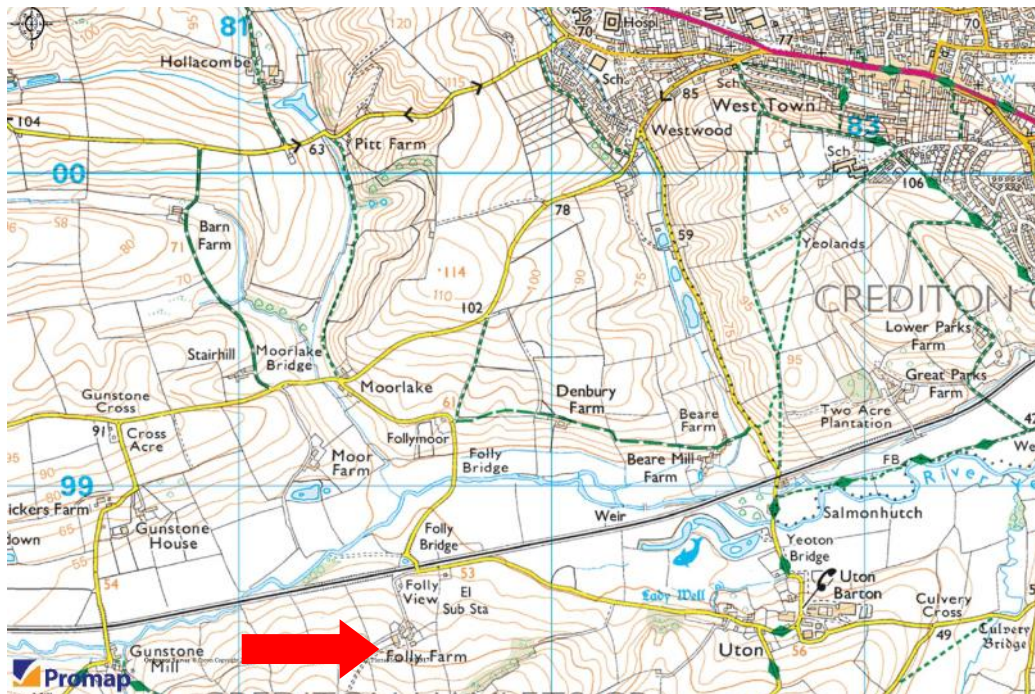
The property is approached from the side where there is a parking area and path leading to the front door and HALLWAY. Doors off to two BEDROOMS and BATHROOM with panelled bath and shower over, vanity unit with wash hand basin and WC. Part

tilled walls. Doors to SITTING ROOM and KITCHEN with range of matching wall and base units, work top over, tiled surrounds and stainless steel sink unit and drainer. Space for electric cooker. Rayburn (not working).

The bungalow has off road parking for one/two cars and is surrounded by lawned gardens with a block built OUTHOUSE and further timber GARDEN SHED.

Adjoining the property is a level grass paddock which can also be accessed from the farm lane. The whole extends to some 1.38 acres (0.56 ha).

Please note: Folly Farm currently provides a water supply to the bungalow. However, if the lots are sold separately, the new owner of the bungalow will have to establish an independent water supply.



OTHER IMPORTANT INFORMATION

Basic Payment Scheme (BPS): The land is registered for the Basic Payment Scheme and corresponding entitlements will be available as part of the purchase. Once the Rural Payments Agency transfer window is open, the Vendor (and not Kivells as selling agents; unless specifically instructed in writing to do so) shall transfer the necessary entitlements commensurate with the eligible area of the Property and bear any necessary costs. The Vendor will make the necessary claim for the scheme year up to the 15th May claim date and shall be entitled to receive the full sum of money resultant from the claim they have made. If a sale of the Property takes place before the claim deadline and the entitlements are subsequently transferred, the Purchaser will be entitled to make their claim prior to the 15th May deadline and retain the money paid thereon by the Rural Payments Agency. There shall be no apportionment of the money claimed during any scheme year between the parties.

Environmental Stewardship Schemes: The Property is subject to an Environmental Stewardship Scheme (ELS) which ends on 31st October 2017.

Tenure: The farm is freehold with vacant possession upon completion.

Valuation: The purchaser will be required to take over all silage, hay, straw, fodder, growing and standing crops at valuation to be prepared by Kivells and there will be no counter claim for dilapidations. Such valuations to be conducted in accordance with the Central Association of Agricultural Valuers.

Farm Sale: The vendor reserves the right to hold a Farm Sale on the farm before completion.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way: The Property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Location Plan: For identification purposes only and not to scale.

Directions: On A377 heading east from Coplestone, continue on into Crediton and the High Street. At the traffic lights turn right heading towards Yeoford. Proceed for about 2 miles and turn left at Moorlake Cross. Carry on for a further mile, pass over the railway bridge and then turn right into the farm lane.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Services: Bore hole and well supply the properties, buildings and land. Private drainage and mains electric.

Local Authority: Mid Devon Council, Tiverton.

Council Tax Banding: Folly Farmhouse & Annex - E. Folly View - B

Energy Performance Certificate: Farmhouse and Annexe - Rating G, Bungalow - Rating G.

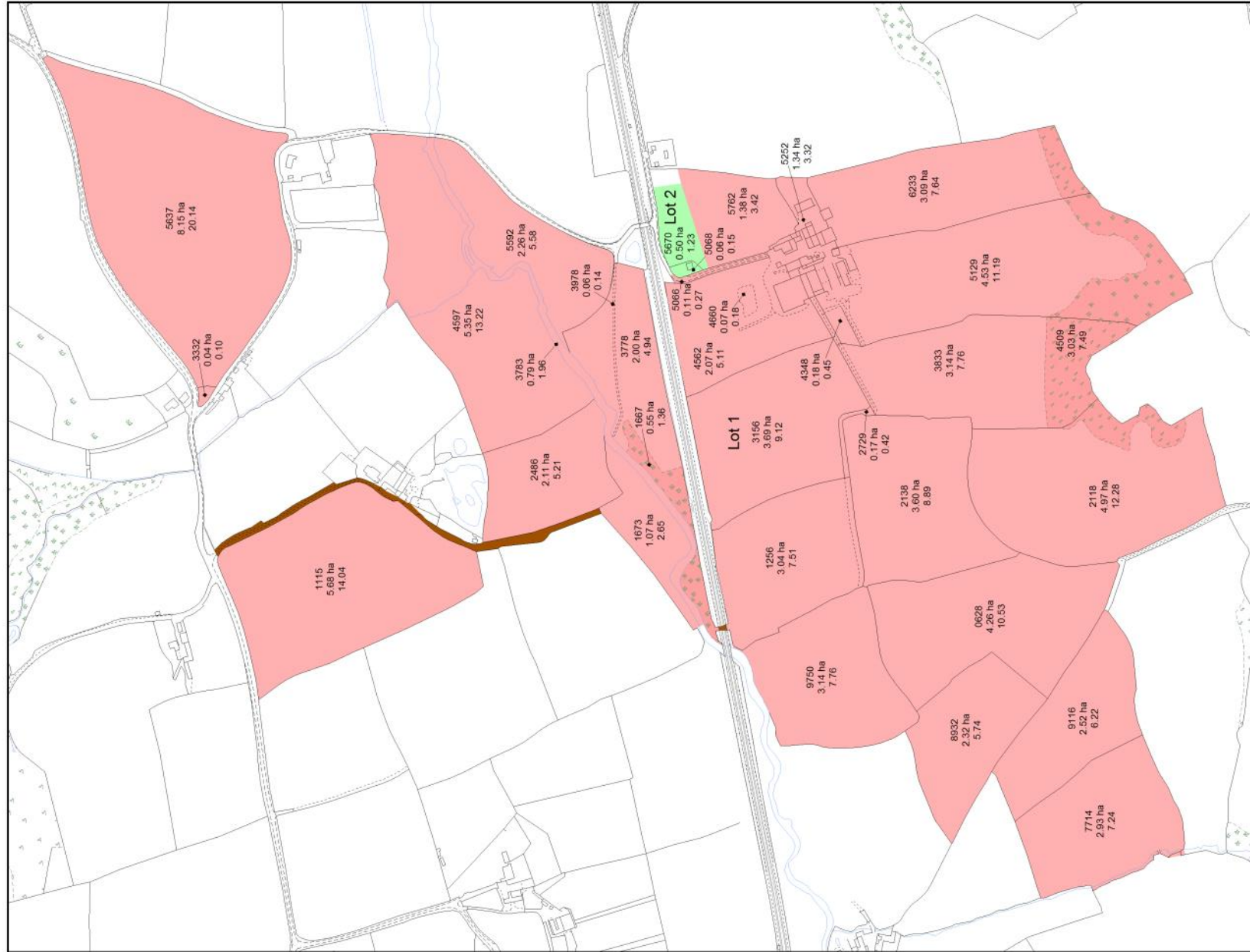
Photographs: Taken April 2017

Viewings: Please call to make an appointment. We are open from at least 9am to 6pm Monday to Friday and 9am to 4pm Saturdays. FULL DETAILS OF THIS AND EVERY PROPERTY ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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Folly Farm



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Scale
1:4,500
@ A3

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Drawing R9004-01 Date 30.03.17

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