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**Re: Bradford Manor Farm, Bradford, Holsworthy, Devon, EX22 7AW**

We have pleasure in enclosing a brochure for this productive residential grassland farm, nestled in Devon countryside with a 23 acre commercial cider orchard, which we hope you will find of interest.

Lot 1:	Farmhouse, farm buildings, woodland and pasture extending to 121.01 acres (48.97 hectares) in all.	Guide: £900,000.
Lot 2:	Commercial cider orchard extending to approximately 23.21 acres (9.39 hectares).	Guide: £200,000
The Whole:	Bradford Manor Farm – Extending to 144.22 acres (58.36 hectares)	Guide: £1,100,000

The Farmhouse EPC is Band C.

If you require any further information or would like to arrange a viewing appointment, please contact Stags Farm Agency on 01566 774999 or email [launceston@stags.co.uk](mailto:launceston@stags.co.uk).

**Stags Farm Agency**

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**STAGS**

Bradford Manor





# Bradford Manor Farm

Bradford, Holsworthy, Devon EX22 7AW

Holsworthy 7 miles • Hatherleigh 10 miles • A30/Okehampton 17 miles

A productive grassland farm nestled in stunning Devon countryside with a 23 acre commercial cider orchard

- Contemporary and spacious 3 bedroom farmhouse (with AOC)
- Extensive range of versatile modern farm buildings
- Gently undulating, productive pasture
- 23.21 acres of commercial cider orchards
- Attractive broadleaf woodland
- Wetland & conservation areas
- Generous frontage along the River Torridge
- Available as a whole or in 2 lots

Extends to 144.22 acres (58.36 hectares) in all

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## Situation

Bradford Manor Farm is nestled in attractive, undulating Devon countryside, approximately 7 miles north east of Holsworthy, approximately mid-way between the villages of Shebbear and Thornbury, on the edge of the charming and historic hamlet of Bradford. The popular beaches of North Devon and North Cornwall are 14 miles to the north and 18 miles to the west respectively. The south-facing farmhouse is set well back from the road, close to but screened from the farm buildings. A ha-ha wall that surrounds the garden enables unobstructed views over the farm, with the majestic Dartmoor hills forming a handsome backdrop. Glimpses of All Saints Church, Bradford can be seen through the trees.

The farm lies on the edge of a charming and historic hamlet which includes both Bradford Manor and the church. The name of the Manor is in the Domesday book and is likely to be derived from a wide ford on the western edge of the farm, near Bradford Mill.

As well as a pre-school nursery, a friendly and active local community organise a range of activities and clubs in Bradford's spacious and modern Village Hall including: badminton, pilates, short-mat bowls, snooker, Gardening Club, Wildlife Group, Ladies Group, and Luncheon Group. There is a new 25m swimming pool at Brandis Corner with swimming lessons for all ages.

The well serviced village of Shebbear, with its village store, doctor's surgery, playing fields and village hall, offering a wide range of activities, including Zumba, and renowned Shebbear College is just 3.5 miles away. More extensive shopping, leisure and health facilities can be found in the ancient market town of Holsworthy, which is known for its weekly livestock and panier markets. Holsworthy also boasts a Waitrose supermarket, a wide range of shops, banks, professional services and agricultural suppliers.

There are excellent recreational amenities in the area, including the rugged North Devon and North Cornwall coastline. There is good walking and riding on nearby Dartmoor and many other outdoor activities including swimming, sailing, gig rowing, fishing or golf at one of the many local courses.

The A30 dual-carriageway at Okehampton (17 miles away) provides fast access to Exeter. Exeter offers a superb range of shopping facilities, together with main line train services

to London Paddington (just under 2.5 hours), an international airport and access onto the national motorway network.

## Introduction

Bradford Manor Farm offers an excellent opportunity to acquire a residential livestock farm with a contemporary, south facing family home with many of the rooms having a double aspect to take advantage of the impressive far reaching views over its own land and beyond. Bradford Manor Farm is available as a whole or in 2 lots.

## Lot 1: Farmhouse, farm buildings, woodland and pasture, extending to 121.01 acres (48.97 hectares)

Bradford Manor Farmhouse lies in a private position accessed over a shared drive. It is a detached, rendered property under a pressed stainless steel roof with attractive timber framed Rational windows with energy efficient, argon filled, double glazing throughout. The floorplan shows the extent of the accommodation, but in brief it comprises: Large **Covered Porch**, **Hall** with double height ceiling, ceramic tiled floor and, built in cupboard.

**Study/Bedroom 4** with built in cupboard. **Jack and Jill Shower Room** with built in linen cupboard and WC, wash hand basin and corner shower. **Utility Room** with Belfast sink, granite work surface, cupboard enclosing boiler, loft hatch and door to side garden, **Sitting Room**, attractive inglenook fireplace with wood burner. **Kitchen/Breakfast Room**, wall and floor mounted units with laminate work surface over, incorporating a breakfast bar, sink and drainer, Lamona electric ceramic hob, Simmons built in oven, stainless steel extractor hood, walk in larder, built in cupboard, large dresser (included in the sale). **Dining Room**. From the **Sitting Room**, **Kitchen** and **Dining Room** there are glazed double doors to a south-facing decking area.

Stairs rise to the first floor landing with 3 pairs of double wardrobes/linen cupboards and a built in double airing cupboard with hot water cylinder, loft hatch, **Bedroom 1** with built in double wardrobe and **En-Suite Bathroom** with WC, corner bath, bidet and vanity sink with cupboard under. **Bedroom 2 and 3**, both with built in double wardrobes **Family Bathroom** with WC, bath and vanity basin.





## Outside

Parking and turning area for several vehicles, elevated lawns enclosed with a ha-ha wall, oil tank, wendy house/garden shed.

## Farm Buildings

**Steel Portal Frame Covered Yard** 150' x 25' (45.7m x 7.6m), corrugated sheet roof, concrete block and Yorkshire board clad walls and concrete floor, internal feed manger.

### Galvanised Steel Feed Bin

**Steel Portal Frame Covered Yard** 180' x 80' (54.9m x 24.4m), corrugated sheet roof, with concrete block and Yorkshire board clad walls with concrete floor. Fully enclosed with partial central feed passage with 2 feed stances, loose housing area and cubicle area and 5 bays at the back of clear span area.

**Steel Portal Frame Covered Yard** 135' x 35' (41m x 10.7m) with corrugated sheet roof, concrete block and Yorkshire board clad walls, concrete floor.

**Steel Portal Frame Covered Yard** 120' x 60' (36.6m x 18.3m) corrugated sheet roof with mainly steel profile sheet cladding and Yorkshire boarding above, soil floor and crash barrier internal penning.

**Concrete Silage Clamp** approximately 400' x 150' (122m x 46m).

Generous areas of **concrete hardstanding** to the front and side of the buildings, with a concrete **Slurry Ramp** and a **water harvesting system**.

## The Land

The farmland extends to approximately 141 acres (57 hectares) in all. The land within lot 1 is shown as predominantly Grade 3 on the Agricultural Land Classification Maps, apart from a band of Grade 4, wetter land running down to the River Torridge which includes some of the woodland.

There are approximately 83 acres of highly productive and well fenced permanent pasture which is either naturally watered or has mains fed water troughs.

There are approximately 23.7 acres of wetland areas, which together with the 14.30 acres of broadleaf woodland have an abundance of wild grasses and flowers which attract a large range of insects, wild birds and other wildlife. In particular the broadleaf woodland is quite open and (in late spring) is thickly carpeted with bluebells. The land lies approximately 100m above sea level is gently undulating and predominantly easterly facing.

## Lot 2: Commercial Cider Orchards - Extending to approximately 23.21 acres (9.39 hectares)

Approximately 23.21 acres (9.39 hectares) of productive, commercial apple trees are available with a Purchase Contract to Bulmers Cider, which runs until 31<sup>st</sup> December 2026. Further information is available upon request. With a sheltered and relatively level position, the land lies in 4 practical sized encloses, with a central access track, generous road frontage and two road access points.

## General Remarks

### Services

Lot 1 - Mains electricity and water is connected to the farmhouse and farm buildings. Private drainage. Oil-fired central heating. The land has a mains water connection and natural water sources.

Lot 2 - Mains water could be made available (currently disconnected).

Please note the agents have not inspected or tested these services.

### Planning

The farmhouse is subject to an Agricultural Occupancy Condition requiring the occupier to be wholly, mainly or last employed in agriculture. There is also a S106 Legal Agreement restricting the property within Lot 1 from being subdivided and sold. Further information is available upon request.

### Tenure

Freehold with vacant possession.

## Access

Lot 1 is accessed over a short shared driveway, which runs through part of the farm, also serving Bradford Mill. Lot 2 has 2 direct accesses from the highway.

## Local Authority

Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG, T: 01237 428700, E: customer.services@torridge.gov.uk

## Sporting and Mineral Rights

The sporting and mineral rights in so far as they are owned are included with the freehold. The fishing rights have been reserved, although may be available by separate negotiation.

## Basic Payment Scheme

The vendor has claimed the current year's payment. The relevant number of entitlements will be made available to the purchaser subject to the Purchaser complying with the Cross Compliance obligations until the end of the current year.

## Environmental Schemes

A useful income of approximately £6,275 per annum is provided by an Entry Level and Higher Level Environmental Stewardship Agreement which terminates on 31<sup>st</sup> October 2020. One of the principal obligations relates to an open access agreement linking some of the wetland area to a footpath (that runs on the far side of the western boundary of Lot 1).

## Plans and Boundary Fences

A plan which is not to a recognised scale and is not to be relied upon is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## Fixtures and Fittings

All fixtures and fittings unless specifically referred to within these particulars are expressly excluded from the sale of the freehold.

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any Wayleave Agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. There are no public rights of way shown on the Ordnance Survey Plan that affect the property. There are access rights for two neighbours to exercise their fishing rights along the River Torrige. Lot 1 benefits from access rights over the shared driveway from the highway.

## Method of Sale

The property is offered for sale by Private Treaty as a whole or in 2 lots.

## Viewing

Strictly by prior appointment with the vendor's appointed agent, Stags. Telephone 01566 774999.

## Warning

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

## Directions

From Holsworthy take the A3072 in an easterly direction towards Hatherleigh. Proceed for 4.5 miles and take the left hand turning at the Public House at Brandis Corner. Proceed for 1.4 miles. On a right hand bend and with several houses on the left hand side, take the left hand turn, signposted Bradford 1, Thornbury 2.5 miles. Proceed for exactly 1 mile. Pass the first driveway on the right hand side, beside a memorial cross (Entrance to Bradford Manor); take the next turning right. Proceed along this driveway past some residential properties and the farm buildings will be found after a short distance on the left hand side and the farmhouse is a short distance past these on the right hand side. A For Sale Board has been erected on the roadside. The entrance for Lot 2 is almost directly opposite the farm drive on the left hand side of the road.

## Disclaimer

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







