

# ZEAL FARM & HUMBER'S BALL

HAWKRIDGE • DULVERTON • SOMERSET



savills





# ZEAL FARM & HUMBER'S BALL

HAWKRIDGE • DULVERTON • SOMERSET • TA22 9QL

*Rare Investment opportunity to acquire a spectacular farm with potential (stp)  
in the heart of Exmoor let on a farm business tenancy for 16 years*

Dulverton about 5 miles • Tiverton about 16.6 miles • Taunton about 26.6 miles

Stunning Exmoor Farm

Attractive non-listed 6 bedroom farmhouse

Level and gently sloping pasture

Excellent range of traditional buildings

Modern farm buildings

Extensive run of moorland

Environmental stewardship providing good income

**In all about 1365.03 acres**



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## SITUATION

Zeal Farm and Humber's Ball are located in a fantastic, unrivalled position within the impressive Exmoor National Park, an area renowned for some of the country's finest countryside and a designated Area of Outstanding National Beauty. The village of Hawkridge sits high amongst the hills of Southern Exmoor and lies just a mile from Zeal Farm. Hawkridge is one of the oldest communities on the moor and certainly one of the very few to have Norman features remaining. Dulverton, known as the Southern gateway to Exmoor is just 5 miles away and is a bustling moorland town with speciality shops, a church, pubs, restaurants, butchers and a small supermarket.

There is excellent schooling in the area including primary schools at Dulverton, Exford and Wheddon Cross. A secondary state school in Minehead and a choice of private schools in the area including Blundell's in Tiverton and Taunton School, Kings and Queens Colleges in Taunton.

Communications are good with access onto the M5 at Tiverton, junction 27. The nearest mainline railway station is Tiverton Parkway (London Paddington 2hrs 15m) and International airports are located at both Exeter and Bristol.

## SUMMARY

The sale of Zeal Farm and Humber's Ball offers a rare investment opportunity to purchase a spectacular upland farm in a favoured location in the heart of Exmoor National Park. In the short term the farm provides a secure income from letting together with potential for capital enhancement. Vacant possession of the farm will arise on the expiration of the Farm Business Tenancy providing further uplift in capital value, the opportunity to occupy Zeal farmhouse and boundless opportunities for the future management of the farm.

Zeal Farm and Humber's Ball comprise an extensive, productive, well maintained farm which the tenants currently operate in a traditional upland manner supporting beef and sheep enterprises. There is a good range of modern farm buildings together with attractive traditional stone buildings which (subject to planning) offer potential for alternative use.

Zeal Farm and Humber's Ball are let under two separate 1995 Farm Business Tenancies which are due to expire co-terminously on the 28th September 2033. (further details are available from the agents)









## ZEAL FARMHOUSE

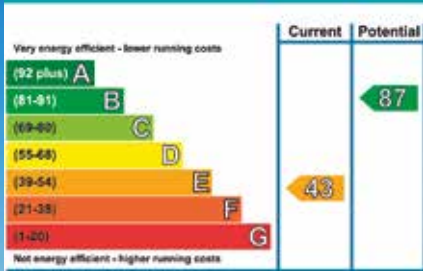
Approached from a private drive, Zeal Farmhouse occupies a stunning, sheltered, south facing position with fantastic views.

Set at the heart of this stunning farm is a highly attractive substantial and well proportioned non-listed family home laid out over two floors. The ground floor comprises an **entrance hall**, south and west facing **dining room** with a stone fireplace inset with log burner. South and east facing **drawing room** with large fireplace fitted with log burner. Door through to a large well appointed **farmhouse kitchen** with ceramic tiled floor, well fitted kitchen units and a **Rayburn** cooker inset into fireplace. Off the kitchen, there is a **pantry** with slate shelving and **cloakroom** with WC and wash hand-basin. Door from kitchen to conservatory style **porch** leading to **utility room** with flagstone floor and Belfast sink with slate worktop and plumbing for washing machine. Central heating boiler.

The main and secondary staircases lead to the first floor where there are **three en-suite double bedrooms**, a further **three double bedrooms** and a **family bathroom**.



### Energy Efficiency Rating



## ZEAL FARMHOUSE

Approximate Gross Internal Area  
 270.2 sq m / 2908.1 sq ft

For illustrative purposes only - Not to scale



**Ground Floor**  
 Approx: 146.9 sq m  
 (1581.3 sq ft)



**First Floor**  
 Approx: 123.3 sq m  
 (1326.8 sq ft)





## TRADITIONAL BARNs

Within the main farmstead at Zeal Farm, there is a superb range of single and two storey traditional stone buildings under slate roofs, the majority stemming from a courtyard situated to the south of the farmhouse. The buildings have potential for alternative uses subject to the necessary planning consents and

are currently used for equestrian purposes, workshops, kennels and storage areas. The barns are in good structural condition having been reroofed and repaired with grant aid under the ESA.

There is a further highly attractive two storey stone barn situated away from the farmstead and separately accessed from the minor council road with stunning views across the valley.



**Machinery Store**  
5.70m x 15.50m  
(18'7" x 50'10")

**Ground Floor**  
Approx: 340.9 sq m  
(3669.8 sq ft)

**TRADITIONAL BARN**  
Approximate Gross Internal Area  
545.2 sq m / 5868.6 sq ft  
For illustrative purposes only - Not to scale



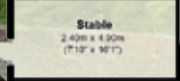
**Stable**  
4.60m x 4.90m  
(15'1" x 16'1")



**Stable**  
4.90m x 4.90m  
(16'1" x 16'1")



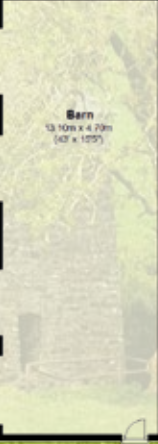
**Barn**  
6.50m x 12.30m  
(21' x 40'4")



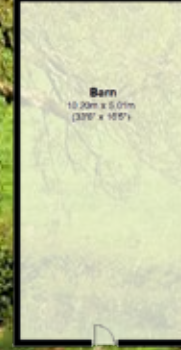
**Stable**  
2.40m x 4.90m  
(7'10" x 16'1")



**Barn**  
10.20m x 5.00m  
(33'6" x 16'5")



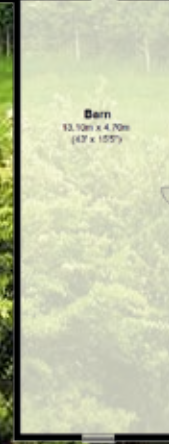
**Barn**  
13.10m x 4.70m  
(43' x 15'5")



**Barn**  
10.20m x 5.00m  
(33'6" x 16'5")



**Barn**  
6.10m x 14.90m  
(20' x 49")



**Barn**  
13.10m x 4.70m  
(43' x 15'5")



**Barn**  
4.30m x 9.30m  
(14'1" x 30'6")

**First Floor**  
Approx: 204.3 sq m  
(2198.8 sq ft)



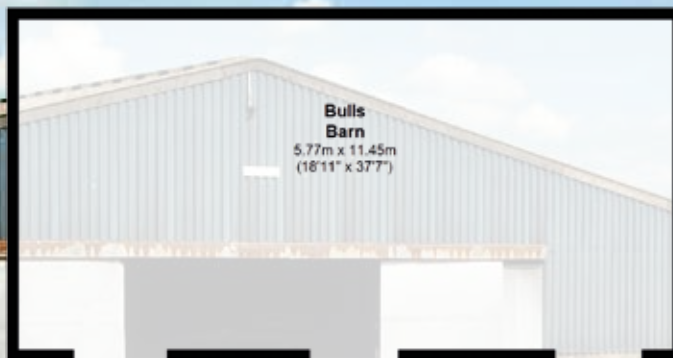


**Ground Floor**  
Approx: 178.1 sq m  
(1916.8 sq ft)



**First Floor**  
Approx: 48.2 sq m  
(519.0 sq ft)

**Approximate Gross  
Internal Area**  
226.3 sq m / 2435.8 sq ft  
For illustrative purposes only - Not to scale



## MODERN BUILDINGS

The main modern farm buildings are situated approximately 200 metres north of the farmhouse and are approached by a stoned track leading on from the farmhouse. The modern farm buildings are readily adaptable for a variety of farming systems or alternatively for equestrian or other uses (subject to planning)

Building/Fixed Equipment	Description	Size
General Purpose	Atcost cattle building with concrete portal frame, concrete walls and cladding above. Sheeted roof	28m x 28.5m
General Purpose	Steel portal frame cattle building, central feed passage, concrete walls and cladding above. Sheeted roof	28m x 21m
Covered Yard/Silage clamp	Concrete walls and floor	28m x 11.5m
Open silage clamp	Sleeper walls and concrete floor	25.2m x 11.7m
Open silage bunker	Sleeper and earth bank walls, Stone floor	25.2m x 13.6m
Sheep building	Pole Barn and lean- to with Galvanised Iron sheeted roof and side	32.5m x 10.7m
		23.7m x 13.4m
Off lying Dutch Barn	Steel framed Dutch barn with 3 lean-to's. Galvanised Iron sheeted cladding and roof	24m x 12m

## ZEAL FARM



### THE LAND

Immediately surrounding Zeal farmhouse is approximately 345.97 acres of predominantly level and gently sloping productive pasture, divided by well maintained fences and hedge banks into good sized enclosures and used for grazing and forage. Whilst most of the land is productive rolling pasture, there are steeper cleaves and areas of woodland high in amenity value.

Humber's Ball extends to 1019.06 acres and is located approximately 2 miles to the north of Zeal Farm. The land has excellent road frontage and predominantly comprises enclosed moorland, free from common grazing rights, together with areas of improved pasture.

HUMBER'S BALL





## TENURE AND TENANCY INFORMATION

Zeal Farm and Humber's Ball are available freehold subject to two 1995 Agricultural Tenancy Act Farm Business Tenancies. The rent review process will be governed by the 1986 Agricultural Tenancy Act.

### **Zeal Farm:**

Tenancy – FBT Commenced 29th September 2008. Expires 28th September 2033.

Acreage – 645.61 acres

### **Humber's Ball:**

Tenancy – FBT Commenced 29th September 2008. Expires 28th September 2033.

Acreage – 719.42 acres

## LOCAL AUTHORITY

West Somerset District Council, West Somerset House, Williton, Taunton Somerset TA4 4QA Tel: 01984 632291

Exmoor National Park, Exmoor House, Dulverton, Somerset TA22 9HL Tel: 01398 323665

## SERVICES

### Water

Zeal Farm - There is a private water supply from 2 springs which is pumped from a collection point in the valley bottom to a reservoir top of the farm and is gravity fed to the house and buildings and fields that are not served by a natural supply.

Humber's Ball- Natural spring supplies.

Electricity – Mains electricity is connected to the farmhouse and farmbuildings.

Drainage – Private drainage to septic tank.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation. In accordance with The Agricultural Tenancies Act 1995 some buildings, fixtures and fittings may be owned by the tenants or are subject to compensation provisions. The tenants have undertaken improvements within the farmhouse which would fall to be compensated if the tenancy ended early. For further information please contact the vendor's agents.

## POSTCODE

TA22 9QL

## DIRECTIONS

From Dulverton Town Square take the B3222 towards Exeter. About ¼ mile outside Dulverton bear right signposted Hawkridge and Oldways End up Andrews Hill. After approximately ½ mile turn right signposted Hawkridge. Continue for approx 2 miles and at Five ways cross turn right signed Hawkridge and Tarr Steps. After about 1.5 miles continue over a cattle grid, down a hill, over a river bridge and another cattle grid. Continue for approx 100 yards and the entrance to Zeal Farm will be then found on your left.

## 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

West Somerset District Council - Council Tax Band F

## ENVIRONMENTAL STEWARDSHIP

The farm is entered into the Uplands Entry Level Stewardship Scheme (Agreement No AG00472169) which commenced in July 2013.

Further details are available from the agents.

## SPORTING, TIMBER AND MINERAL RIGHTS

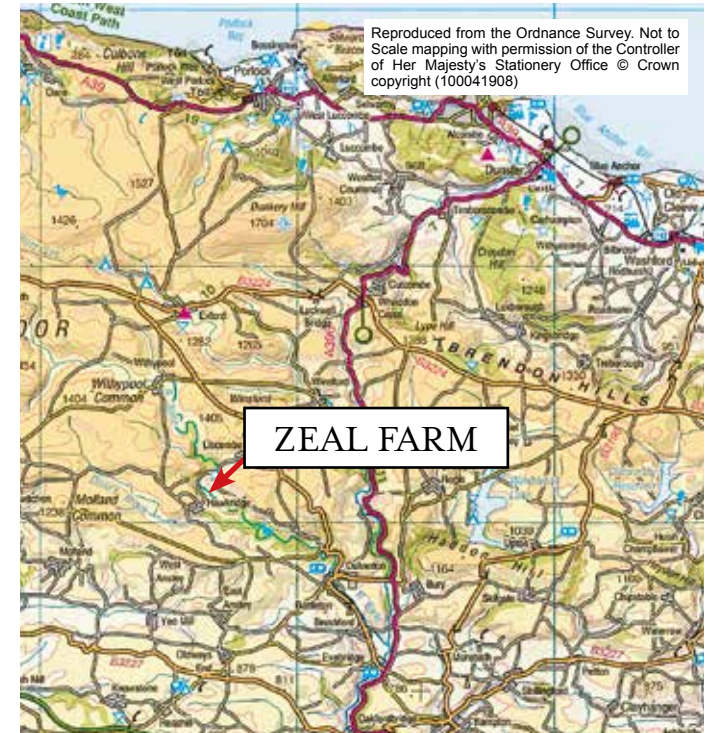
The shooting, mineral and timber rights are included in the sale. The mineral and timber rights are reserved to the landlord. The hunting rights are with the Badgworthy Land Company.

## BASIC PAYMENT SCHEME (BPS)

The BPS entitlements are owned by the Tenants and are not included in the sale.

## VALUE ADDED TAX

Any guide price quoted or discussed are exclusive of VAT. The property included within the Zeal farm tenancy agreement has been opted to tax for the purposes of VAT and therefore such tax would be payable in addition to the purchase price on this part of the property.



## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Zeal Farm and Humber's Ball will be sold subject to and with the benefit of all existing rights, both public and private, including rights of way, supply, drainage, water, electricity supplies and other rights, covenants, restrictions and obligations, quasi easements and all wayleaves, whether referred to or not. There is a bridleway and that crosses the farm that is shown on the sale plan. The enclosed moorland is not subject to any Commoners rights however there is public access under the CROW Act

**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.

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