



**STAGS**

Broadridge Farm





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# Broadridge Farm

Witheridge, Tiverton, Devon EX16 8QB

Witheridge 2 miles • South Molton 10 miles • Tiverton 10 miles • M5 (Junction 27) 21 miles

A productive grassland farm in an accessible location with diversification potential

- South-facing farmhouse with four bedrooms
- Additional three bedroom dwelling known as 'The Cabin'
  - Range of adaptable modern farm buildings
  - Productive, predominantly Grade 3 grass land
- Pockets of woodland offering amenity and sporting appeal
  - Three fishing lakes stocked with coarse fish

**In all 178.33 acres (72.17 hectares)**

**Available as a whole or in 3 lots**

Stags Farm Agency  
21 Southernhay West  
Exeter  
Devon EX1 1PR  
Tel: 01392 680059  
Email: farms@stags.co.uk

Stags  
29 The Square  
South Molton  
Devon EX36 3AQ  
Tel: 01769 572263  
Email: south-molton@stags.co.uk

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



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

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## Situation

Broadridge Farm is set in an attractive rural, yet accessible, location near the Mid / North Devon border. The North Devon Link Road lies approximately 4.6 miles to the north providing access to the market towns of South Molton and Tiverton, as well as Junction 27 of the M5.

The village of Witheridge is 2 miles to the south of the farm providing a doctor's surgery, village shop, pub, church, veterinary practice and primary schooling. The market town of South Molton is within 10 miles and has a more comprehensive range of shops, banks, schooling and supermarkets, as well as weekly livestock and farmer's markets and the nearby independent West Buckland School.

The town of Tiverton, about 12 miles away, is an old market town with an historic castle. There are several supermarkets and a wide range of shops in the town, together with schools for all ages including the independent Blundell's School. There is also a hospital, a sports centre and an 18-hole golf course.

From the farm there is easy access to Exmoor National Park known for its superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within easy reach.

## Introduction

Broadridge Farm lies in a wonderful rural location on the mid / north Devon border and comprises an established commercial stock farm with the potential for diversification (STP).

The mature woodland and well-stocked lakes offer the opportunity to expand into the leisure and tourism industry, while the extensive farm buildings have potential for a variety of alternative uses (subject to planning consent).

## Lot 1 - Broadridge Farmhouse, The Cabin, modern farm buildings, grass land, woodland and lakes extending to 112.57 acres (45.55 hectares)

### Broadridge Farmhouse

The detached farmhouse has a south-facing aspect and dates from the 1950s. It is of rendered brick construction under an artificial slate roof and provides the basis for a comfortable family home.

The accommodation is shown on the floor plan and includes:

The **Entrance Porch** opens into the **Hall**, which has a timber floor and a door into the **Dining Room**, with a feature brick fireplace and an opening into the **Sitting Room**.

The **Kitchen** is fitted with pine timber base units, has a slate floor, a central island with a slate worktop, a Belfast sink with mixer tap, a Rayburn (cooking, hot water and central heating), an under-stairs cupboard and an opening into the **Breakfast Room** with slate flooring and French doors out to the south-facing gardens.

From the kitchen a stable door leads through to the **Boot Room**, with doors to the **Utility Area** and **Workshop/Store** and a **Cloakroom** with w.c.

Stairs from the main hall lead to the first floor with **four double Bedrooms**, **Bathroom**, with WC, wash hand basin, bath and airing cupboard housing hot water tank.

### Outside

To the front of the house are the lawned gardens, with colourful shrub beds bordered by mature hedges and trees with a gravel patio and BBQ area and a wooden arbour.

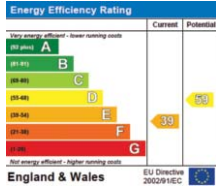
### The Cabin

The timber-clad log cabin / mobile home was constructed in 2013 and provides useful secondary accommodation for the farm, with fantastic views overlooking the farm to the south towards Witheridge and Dartmoor beyond.

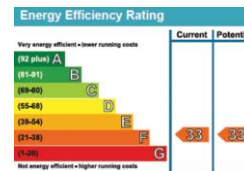
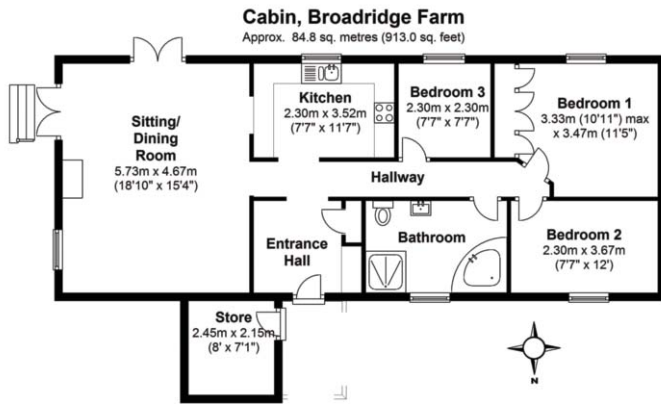
The accommodation includes an **Entrance Hall**, **Three Bedrooms**, a **Bathroom**, a **Kitchen**, **Sitting Room** and **Store**.

Outside, The Cabin is surrounded by a lawn garden, enclosed by hedge banks and separated from the farmhouse by a line of conifer trees.





**Broadridge Farm**  
 Approximate Gross Internal Floor Area:  
 Main House: 176 sq.m. (1,894 sq.ft)  
 Cabin: 84.8 sq.m. (913.0 sq.ft)  
 For identification only. Not to scale.



Total area: approx. 84.8 sq. metres (913.0 sq. feet)



## The Outbuildings

**Garage / workshop** (10.26m x 7.39m). Concrete block construction under a corrugated steel roof.

### Farm Buildings

Situated to the north of the farmhouse are the modern farm buildings, suitable for a variety of livestock enterprises and with separate access off the public highway.

The buildings have the potential to be adapted to equestrian or storage uses (subject to planning consent).

1. **Livestock Building (27.00m x 18.00m)** - Timber frame construction with timber panel and Yorkshire boarding elevations under a corrugated roof. Central feed passage and loose housing.
2. **Livestock Building (27.00m x 18.00m)** - Timber frame construction with timber panel and Yorkshire boarding elevations under corrugated roof. Central feed passage and loose housing.
3. **Livestock Shed (10.71m x 27.17m)** - Timber frame construction with timber elevations under clad roof (lean-to timber frame with GI roof and elevations).
4. **Covered Yard (13.38m x 13.50m)** - Concrete and timber frame with part concrete block, GI and timber elevations under corrugated roof.
5. **General Purpose Building (23.41m x 26.66m)** - Timber frame construction with corrugated roof, currently used for machinery storage and housing livestock.
6. **Former Piggery (10.61m x 4.56m)** - Concrete block construction under corrugated roof.
7. **Open fronted Machinery Store ['L' shaped building] (16.70m x 4.46m and 5.77m x 7.15m)** - Timber frame with GI roof and elevations.
8. **Covered Yard (22.76m x 21.15m)** - Devon Contractors building of concrete and timber frame construction under corrugated roof. This building includes a central silage barn with pre-cast concrete reinforced pillars and timber panels, cubicle area with approximately 38 cubicles.
9. **Lean-To (17.70m x 5.34m)** - Lean-to for building No 8 – timber frame construction with a clad roof, currently providing log store.
10. **Former Dairy** - Timber frame with GI elevations and clad.
11. **Calving House (11.18m x 6.85m)** - Open fronted timber frame construction with clad roof and elevations.
12. **Former Calf Rearing Barn** - Timber frame construction with GI roof.
13. **Dog Kennels** - Concrete block construction with corrugated roof with galvanised pens / runs.
14. **Garaging (6.45m x 9.75m)** - Timber frame construction under clad roof.
15. **Field Barn (18.27m x 9.21m)** - Timber frame construction with clad roof and GI elevations. Remains of a former lean-to.

## The Land

The land within LOT 1 is currently all down to grass but has previously grown cereal crops in a number of the fields. The land is Grade 3 and mostly south-facing, predominantly level and gently sloping with wonderful views of the surrounding countryside and Dartmoor National Park in the distance.

The broadleaf woodland and coniferous plantations provide amenity and conservation appeal whilst the three fishing lakes are well stocked with coarse fish, including Carp, Roach, Tench and Rudd.

## Lot 2: 21.79 acres (8.82 ha)

LOT 2 comprises a productive block of level grass land in two enclosures on the opposite side of the road to the main farmstead.

The land has road frontage on the eastern and western boundaries and has a south-facing aspect.

## Lot 3: 43.97 acres (17.79 ha)

LOT 3 comprises a block of productive pasture land divided into three enclosures and situated north of the main farm.

The land has a south-facing aspect and road access on the western boundary and is enclosed by a mix of hedges and stock-proof fences.

## General Remarks

### Services

**Lot 1** - Mains electricity and water. Private drainage. Solid fuel Rayburn providing hot water and central heating to the farmhouse. A wood burner provides heating to The Cabin.

**Lot 2** - No services connected.

**Lot 3** - Natural water via a spring.

### Tenure

Freehold with vacant possession.

### Access

All lots have direct access from the public highway. A neighbour has a right of way over the secondary drive between points marked A – B on the sale plan.

### Planning

The Cabin at Broadridge Farm has a Certificate of Lawful Use or Development (Application Number 56714), which was granted on 18 February 2014. Further details are available from the agents.

### Designations

The land is within a Nitrate Vulnerable Zone.

### Rights of Way

There are no public rights of way crossing the land.

### Local Authority

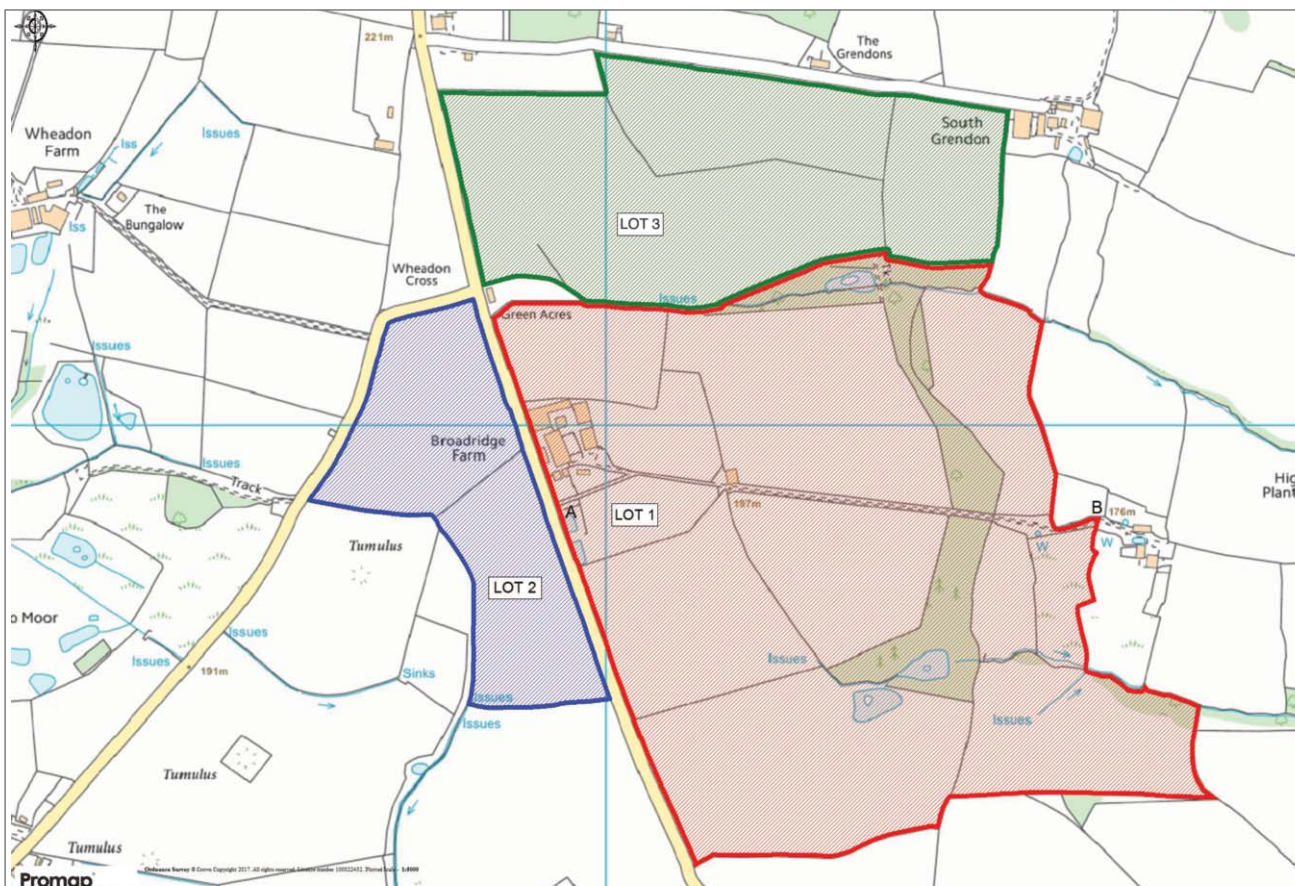
North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG. Tel: 01271 327711. ([www.northdevon.gov.uk](http://www.northdevon.gov.uk))

### Council Tax

Broadridge Farmhouse is Band D and The Cabin is Band A.



Lot 2



## Basic Payment Scheme

Entitlements will be made available. The purchaser will take over the vendor's cross compliance responsibilities until 31st December 2017. Should the farm be sold in lots the entitlements will be apportioned.

## Sporting and Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

## Fixtures and Fittings

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

## Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

## Wayleaves, Rights of Way etc

The property is sold 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. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

## Plans and Boundary Fences

A plan, which is not to 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.

## Warning

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

## Viewing

Strictly by appointment only. Please contact Stags Farm Agency (01392 680059 or 01769 572263).

## Directions

From Junction 27 of the M5, proceed along the A361 to Tiverton. At the roundabout continue westwards along the A361 for approximately 10 miles towards South Molton.

At Moortown Cross, take the left turn signposted to Rose Ash, and bear right signposted Rose Ash.

After approximately 1/2 a mile, at Beaples Hill Cross, turn left. Follow this road for approximately 2 miles (straight across at Batsworthy Cross) before turning left at Venhay Cross, signposted Witheridge. Broadridge Farm can be found after approximately 2 miles on the left hand side.

## Disclaimer

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

