





Dipwell Farm

Ashburton, Newton Abbot, Devon
TQ13 7JR

Ashburton - 1 mile
Newton Abbot - 7 miles
Totnes - 9 miles
Exeter - 22 miles



A delightful residential and livestock farm extending to approx. 100.18 acres (40.54 hectares) in all. Featuring a quintessential Grade II listed farmhouse complemented by a courtyard of traditional stone barns, separate character cottage, modern farm buildings and agricultural land. Available for sale as a whole or in a combination of lots as may suit purchasers' requirements.

- Approximately 100.18 acres in all
- Range of traditional stone barns (4,518 sq ft over two floors) within a courtyard with potential for development (STP)
- Modern Farm Buildings (6,825 sq ft) with further potential for development (STP)
- Separate character Cottage ideal for development
- Rural secluded farmstead
- Conveniently located close to A38 dual carriageway expressway
- First time to the market in over 100 years
- Available for sale as whole or in up to 8 lots subject to purchasers' requirements.

Farms, Land & Smallholdings
6 Fore Street, South Brent, TQ7 1PP

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DIRECTIONS

Heading southbound on the A38 from Exeter towards Plymouth, take the unmarked exit onto Whistley Hill - just after the Ashburton exit and before Pear Tree. Continue up Whistley Hill for 0.5 miles, then turn left at Whistley Hill junction. Drive straight for 0.3 miles; the entrance driveway to Dipwell Farm will be on the right.

Heading northbound on the A38 from Plymouth towards Exeter, take the second Ashburton exit. At the end of the slip road, turn right onto the B3352 and continue across the flyover to rejoin the A38 heading back towards Plymouth. Then take the unmarked exit onto Whistley Hill — just after the Ashburton exit and before Pear Tree. Continue up Whistley Hill for 0.5 miles, turn left at Whistley Hill junction, and follow the road for 0.3 miles. The entrance driveway to Dipwell Farm will be found on the right.

What3Words Location:- neckline.landed.testers

SITUATION

Dipwell Farm is situated on the edge of the small hamlet of Woodland, conveniently located within close proximity to the nearest town of Ashburton in the South Hams area of South Devon.

The A38 dual carriageway expressway, (connecting to the M5 motorway and national road network) is conveniently located about 0.8 miles to the west providing excellent transport links.

Ashburton is conveniently located approximately 1 mile to the west, a vibrant, rural Devon town recently identified in The Times as one of the most desirable UK locations to live in.

DESCRIPTION

Dipwell Farm comprises a detached Grade II listed farmhouse, a separate character cottage, range of traditional stone outbuildings, general-purpose modern farm buildings and productive agricultural land extending to approximately 100.18 acres (40.54 hectares) in all.

By reference to the site plan, the farm is available for sale as a whole or in a combination of lots to suit purchasers' requirements.

Dealing with the lots in turn :-



LOT 1 – Dipwell Farmhouse, range of traditional stone barns, modern farm buildings and approximately 23.43 acres in all (outlined orange on the site plan)

Dipwell Farmhouse

(Grade II listed – Listing number 1249835)

A charming, detached period dwelling believed to date back to the late 16th or early 17th century, with a later 19th century addition. The farmhouse is rich in character being its first time to market in over 100 years. Constructed of traditional stone and red brick beneath a slate roof.

By reference to the below floorplan, Dipwell Farmhouse extends over two floors to a total of approximately 2,402 sq. ft (223.10 sq. m). The accommodation can be summarised as follows: -

Ground Floor

Entrance Hall/Kitchen; Dairy Room; Pantry Room; Former Kitchen; Storage Room above; Sitting/ Dining Room; Reception Room

First Floor

Four bedrooms and family bathroom

Outside

A private driveway leads to the property, with a yard area to the east providing ample parking. To the east and west of the house are two attractive traditional orchards.

A detached stone carport & storage building lies to the north of the farmhouse – extending to 548 sq. ft (51 sq. m).

Services (Dipwell Farmhouse)

Well water supply, mains electric, and shared private septic tank drainage. Raeburn for domestic hot water.

Private Drainage

Please note that the septic tank is currently shared with Dipwell Cottage and is estimated to be approximately 50–60 years old. It will be the responsibility of the purchasers of the respective lots to upgrade or replace with their own system in accordance with current regulations.

Stone Barns

Located immediately to the south and within close proximity of the farmhouse arranged in a charming courtyard. Extending to a total net internal floor area of approximately 4,518 sq. ft (419.6 sq. m)



over a number of floors. The barns are predominantly of a solid stone construction under a combination of slate and corrugated tin roofs.

The stone barns do not have planning consent for change of use to residential but offer the potential for such change of use for a prospective purchaser. These stone barns and all further outbuildings available may be summarised by reference to the floorplan below.

Modern Farm Buildings

The range of modern farm buildings are located immediately to the south of the traditional stone barns and extend to a total of some 6,825 sq. ft (634 sq. m) in all. Brief descriptions of which are as follows :-

1. Livestock Building - 60' x 45' (2,700 sq. ft)

Steel frame construction with concrete blockwork walls with yorkshire boarding cladding, under a fibre cement roof. Combination of concrete and earth floor.

2. Dutch Barn - 75' x 25' (1,875 sq. ft) & lean to - 75' x 30' (2,250 sq. ft)

Steel frame construction with tin cladding under a tin roof.

Services (Stone & Modern Farm Buildings)

Shared services with Dipwell Farmhouse as above.

Note – The contents of the Stone Barns and Modern Farm Buildings, as listed above, are sold as seen.

The Lands

The land wraps around the farmstead providing a significant amount of protection, a schedule of the land is set out below :-

Field Number	Acres	Description
SX7669 8943	1.47	Permanent Pasture
SX7769 0140	3.21	Permanent Pasture
SX7669 9133	4.26	Permanent Pasture
SX7669 8926	1.39	Orchard
SX7669 9410	1.24	Permanent Pasture
SX7769 0720	3.76	Permanent Pasture
SX7769 0226	0.55	Orchard
SX7769 1332	6.49	Permanent Pasture
House/yard/buildings	1.06	-
Total	23.43 (9.48 ha)	

LOT 2 –28.34 acres (11.47 hectares) of bare agricultural land (highlighted blue on the site plan)

Located to the south of the farmstead is a total of some 28.34 acres (11.47 hectares) of primarily permanent pasture land with a small area of woodland.

The land is fully enclosed with stock fencing along all boundaries and is predominantly of a gentle south facing gradient. Most recently used for livestock grazing, the land has also been used in the past for cropping purposes.

Access is available via a single vehicular width gateway situated on the western boundary, directly off a council maintained highway.

This lot is served by a separate well water supply.

Note - In the event the farm is sold in separate lots, the vendor will install a stockproof fence within 6 weeks following legal completion between points A - B marked on the site plan, in field parcel SX7669 9410.

Field Number	Acres	Description
SX7769 0812	4.44	Permanent Pasture
SX7769 1404	7.04	Permanent Pasture
SX7669 9410	6.22	Permanent Pasture
SX7669 8210	4.86	Permanent Pasture
SX7669 6715	5.34	Permanent Pasture
SX7669 7206	0.44	Woodland
Total	28.34 (11.47 ha)	

LOT 3 – 18.26 acres (7.39 hectares) of bare agricultural land (highlighted in yellow on the site plan)

Located to the west of the farmstead, this lot extends to a total of some 18.26 acres (7.39 hectares) of permanent pasture. This land offers the potential for arable cropping purposes and has been used for that purpose in the past.

The land is fully enclosed with stock fencing along the boundaries and is predominantly of a gentle south facing gradient.

Access is gained via three separate single vehicular width gateways, two on the western boundary and a third on the northern boundary.

This lot is currently served by a well/mains water supply. See water supply paragraph below.



The land benefits from a natural stream water supply on the northern boundary.

Field Number	Acres	Description
SX7769 0751	6.11	Permanent Pasture
SX7769 2643	9.04	Permanent Pasture
Pt SX7769 2643	0.74	Former quarry/copse
Total	15.89 (6.43 ha)	

LOT 6 – 0.84 acres (0.34 hectares) of bare amenity land (highlighted in red on the site plan)

Extending to some 0.84 acres (0.34 hectares) in all.

Predominantly of a gentle north eastern facing gradient, the land would be particularly suited for general recreation/amenity or other uses (subject to obtaining the necessary planning consents).

The land is accessed via a right of way off the council maintained highway via a single vehicular width gateway.

The land benefits from a natural stream water supply on the northern boundary.

Field Number	Acres	Description
SX7769 5035	0.84 (0.34 ha)	Permanent Pasture

LOT 7 – 3.76 acres (1.52 hectares) of bare agricultural land (highlighted in brown on the site plan)

Located to the west of the farmstead, the land extends in all to approximately 3.76 acres (1.52 hectares) of permanent pasture land.

Predominantly of a moderate south and west facing gradient, the land would be particularly suited to general recreation/amenity or other uses (subject to obtaining the necessary planning consents).

Access is gained via two separate single vehicular width gateways, one on the northern boundary and a second on the eastern boundary.

There is a separate mains water supply to this land.

Field Number	Acres	Description
SX7569 8561	3.76 (1.52 ha)	Permanent Pasture

Field Number	Acres	Description
SX7669 6940	8.34	Permanent Pasture
SX7669 5929	2.03	Permanent Pasture
SX7669 7426	7.89	Permanent Pasture
Total	18.26 (7.39 ha)	

LOT 4 – 9.10 acres (3.68 hectares) of bare agricultural land (highlighted in green on the site plan)

Located on the northern side of Whistley Hill, this lot extends to a total of some 9.10 acres (3.68 hectares) of permanent pasture.

The land has been used for livestock grazing in the past and is fully enclosed with stock fencing along all boundaries and is predominantly of a gentle east facing gradient.

Access is gained via a single vehicular width gateway on the southern boundary, directly off the council maintained highway.

The land benefits from a mains water supply, serving a water trough located on the southern boundary. See water supply paragraph below.

Field Number	Acres	Description
SX7669 7554	9.10 (3.68 ha)	Permanent Pasture

LOT 5 – 15.89 acres (6.46 hectares) of bare agricultural land (highlighted in purple on the site plan)

Located on the northern side of Whistley Hill, this lot extends to a total of some 15.98 acres (6.46 hectares) of permanent pasture with an area of a former quarry/copse.

The land has been used for livestock grazing and is fully enclosed with stock fencing along all boundaries. The land is a combination of gentle and moderate north and east facing gradients.

Access is gained via a single vehicular width gateway on the southern boundary, directly off the council-maintained highway.

LOT 8 – Dipwell Cottage & car port situated within 0.56 acres (0.23 hectares) of garden (highlighted in turquoise on the site plan)

A character detached cottage of rendered stone construction under a slate roof with large garden area.

The property requires refurbishment but offers a prime opportunity to create a charming and idyllic rural home.

By reference to the floorplan Dipwell Cottage extends to a total of approximately 967 sq. ft (89.8 sq. m) over two floors and the accommodation can be summarised as follows: -

Ground Floor

Living room, Kitchen & Bathroom

First Floor

Two Bedrooms

Outside

A large garden area extending to approx. 0.56 acres in all (0.23 hectares) to include the car port surrounds the cottage allowing for suitable extension (subject to obtaining the necessary planning consents).

Dipwell Cottage benefits from a basic carport/ general purpose building constructed of a timber frame and tin clad construction under a tin roof with a concrete floor extending to 47 sq. ft (4.3 sq. m).

EPC Rating (Dipwell Cottage)

Dipwell Cottage currently holds an EPC rating of F, with potential to be improved to a C.

Services (Dipwell Cottage)

Shared well water supply, separate mains electric supply & shared private septic tank drainage. See private drainage paragraph above and water supply paragraph below.

Note - In the event the farm is sold in separate lots, the vendor will install a stockproof fence within 6 weeks following legal completion between points C - D marked on the site plan, in field parcel SX7669 0140.

PUBLIC FOOTPATHS

There is a public footpath (Ashburton FP 11) which proceeds through the northern corner of field parcel SX7569 8561 (Lot 7).

TENURE

The property is held on a freehold basis with vacant possession being available on legal completion.



WATER SUPPLY

In the event the farm is sold in separate lots, the purchaser of Lot 1 (highlighted orange) will be required to install the relevant sub meter(s) to service Lots 3 and 4 respectively at convenient locations within 8 weeks following legal completion. All appropriate rights will be reserved for the relevant parties to access the water supply pipes, meters and associated equipment.

Alternatively, at the discretion of the Vendor Lots 3 and 4 will make their own direct connection to the mains in the highway and disconnect from their existing supplies.

Lot 8 will continue to receive a private water supply from the Well in Lot 1 but will also be granted rights to lay a water supply pipe over Lot 1 to make a direct connection to the water main in the highway along a route which is acceptable to Lot 1. If such direct connection to the mains is made, then Lot 8 will disconnect from the Well supply.

ENVIROMENTAL STEWARDSHIP SCHEME AGREEMENTS

Dipwell Farm is not subject to any Environmental Stewardship Scheme agreements as far as known.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

GUIDE PRICES

Lot 1	Farmhouse, outbuildings and 23.43 acres in all	£925,000
Lot 2	28.34 acres of bare land	£250,000
Lot 3	18.26 acres of bare land	£185,000
Lot 4	9.10 acres of bare land	£95,000
Lot 5	15.89 acres of bare land	£150,000
Lot 6	0.84 acres of bare land	£25,000
Lot 7	3.76 acres of bare land	£45,000
Lot 8	Dipwell Cottage & car port (0.56 acres in all)	£275,000

The Whole **£1,950,000**



METHOD OF SALE

The property is being offered for sale by Informal Tender (unless sold prior), such that purchasers' are invited to submit their highest and final offers in a sealed envelope by **Monday 14th July 2025** at 12 noon. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to either 6 Fore Street, South Brent, TQ10 9BQ or 62 Fore Street, Kingsbridge TQ7 1PP in an envelope clearly marked 'Dipwell Farm'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

Buyer(s) will be required to exchange contracts within eight weeks of their solicitor receiving a draft contract.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX. Tel: 01626 361101.

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone for details.

HEALTH & SAFETY

Any prospective purchasers of whom would like to view the property & land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

Dipwell Farm, Woodland, Ashburton, Newton Abbot, TQ13 7JR

Approximate Gross Internal Farmhouse Area = 223.1 sq m / 2402 sq ft

Stone Barn Area = 419.6 sq m / 4518 sq ft

Modern Farm Building Area = 634.06 sq m / 6825 sq ft

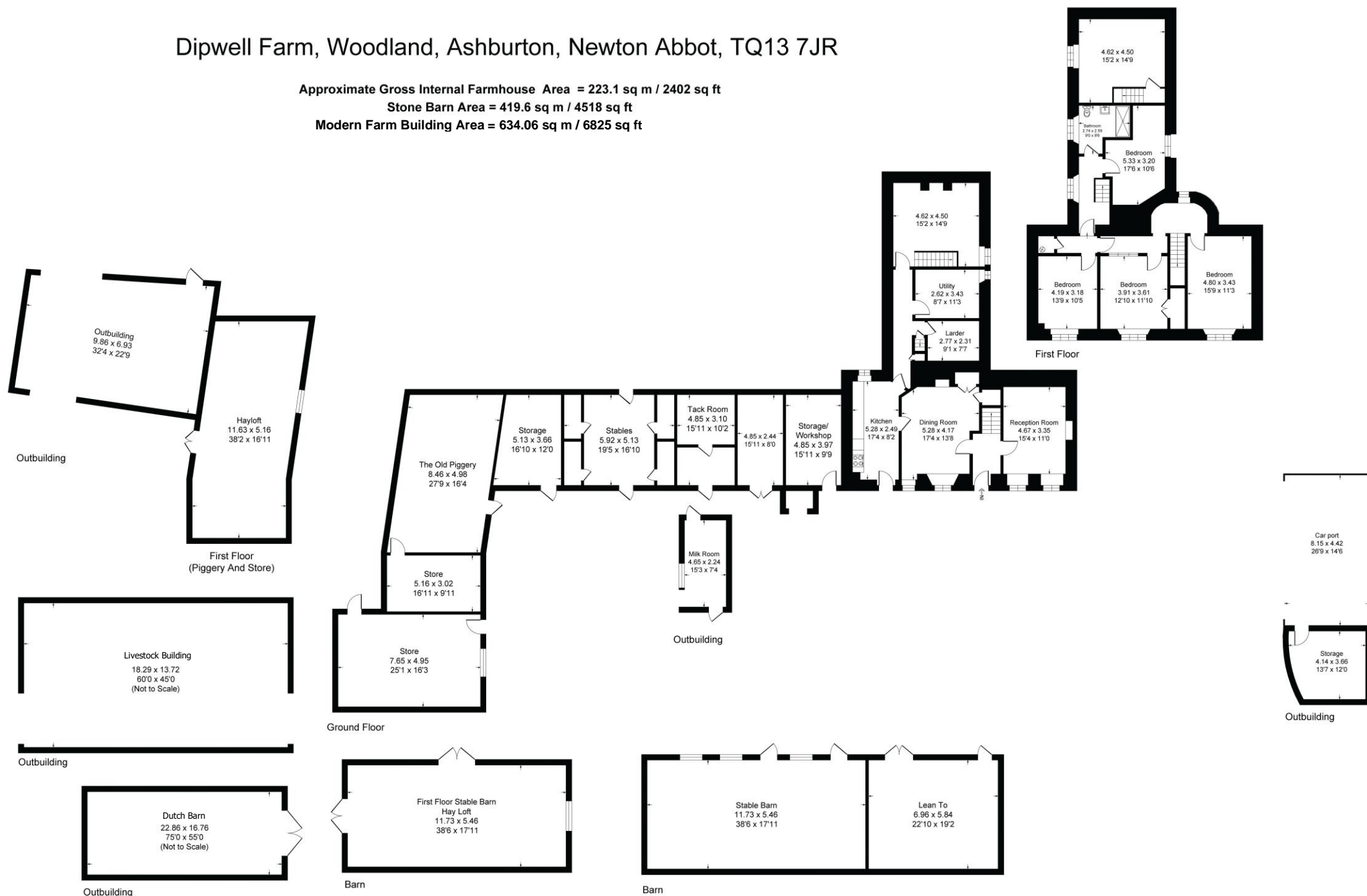


Illustration for identification purposes only, measurements are approximate, not to scale.

Dipwell Cottage, Woodland, Ashburton, TQ13 7JR

Approximate Gross Internal Floor Area = 89.8 sq m / 967 sq ft

Outbuilding Area = 4.3 sq m / 47 sq ft

Total Area = 94.2 sq m / 1014 sq ft

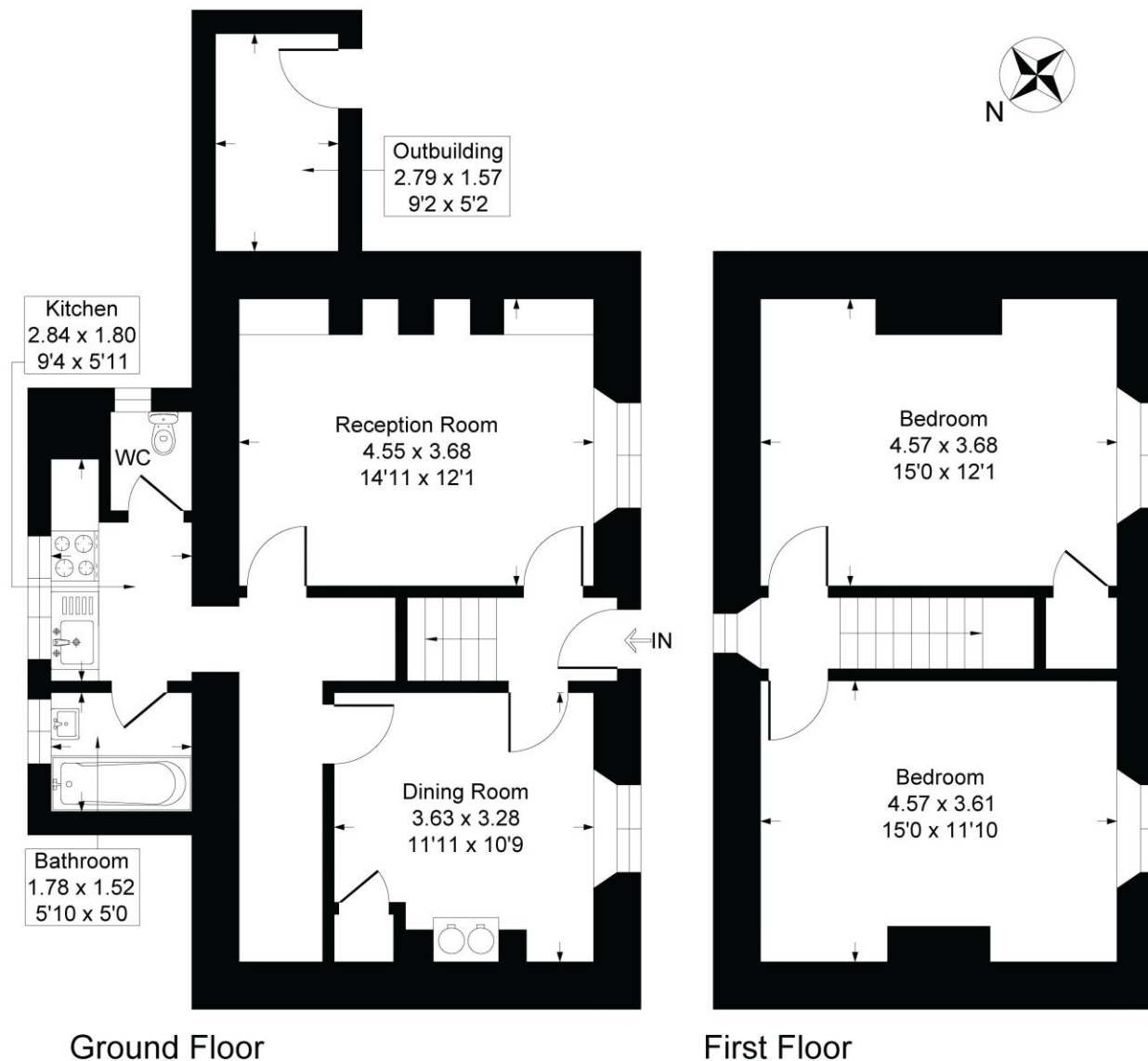
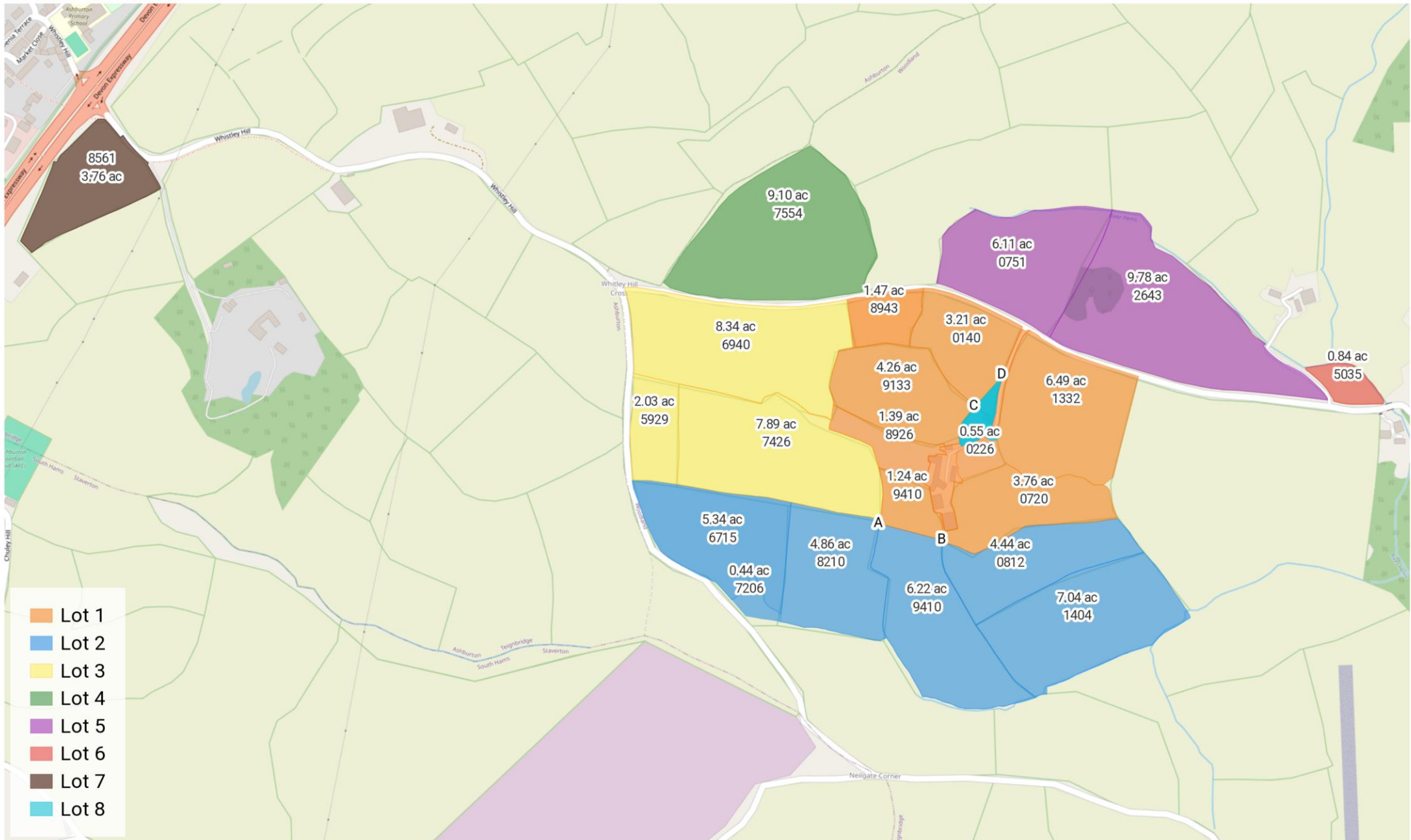


Illustration for identification purposes only, measurements are approximate, not to scale.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Farms, Land & Smallholdings

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Luscombe Maye
Since 1873