

BLACKATON MANOR FARM





Blackaton Manor Farm

Widecombe in the Moor, Newton Abbot, Devon TQ13 7UB

- Widecombe in the Moor 2.7 miles
- Moretonhamstead 8 miles
- Exeter 28 miles
- Ashburton 8 miles
- Bovey Tracey 9.7 miles

A Productive commercial upland farm in the heart of Dartmoor National Park

- Modern bungalow (AOC) with 4 Bedrooms
- Traditional 3 Bed farm cottage (AOC) with 3 Bedrooms
- An extensive range of modern livestock buildings
- Traditional stone barns with potential for a range of alternative uses (STP)
- A productive run of farmland lying in a fertile basin of well drained loamy soils
- Extensive grazing land
- Attractive beech avenue close to the farmstead.
- In all about 354.07 acres (143.28 hectares)

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

Stags Totnes - The Granary Office
The Granary, Coronation Road
Totnes TQ9 5GN
Tel: 01803 865454
Email: totnes@stags.co.uk

The London Office
40 St James's Place
London, SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



@StagsProperty



stags.co.uk



Situation

Blackaton Manor Farm is situated in the heart of Dartmoor National Park in a truly wonderful moorland setting. The nearby village of Widecombe in the Moor, has a distinctive church tower, reputed to be the tallest of any church in Devon and known as the 'Cathedral in the Moor'. Widecombe has a primary school, and two pubs, including the award winning Ruddlestone Inn. Private schools can be found in Exeter, Stover School near Newton Abbot and Mount Kelly College in Tavistock.

Being situated within Dartmoor National Park there are many beautiful, unspoilt, moorland acres on the doorstep from which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

The nearby towns of Moretonhampstead, Ashburton and Bovey Tracey have a good range of day to day amenities including restaurants, swimming pools, sports centres, health centres, primary schools, and dental, doctors and veterinary practices.

Although situated in a rural location, the farm itself is well located to access the A30 at Whiddon Down, the A38 at Ashburton and Drum Bridges, both link to the M5 at Exeter.

Introduction

Blackaton Manor Farm offers a fantastic opportunity to acquire a mixed upland commercial farm set in a beautiful location surrounded by open moor. The farm lies in a fertile valley between 300 metres above sea level, rising to 517 metres above sea level to the east at Hameldown Beacon on Blackaton Down.

The farm has been run as a mixed farm, supporting up to 120 beef cattle and 500 sheep, historically 180 acres has been ploughed and grown barley, triticale, swedes and maize. In recent years the grass leys have either been reseeded or direct drilled to be under sown with clover. The farm is currently entered into a Higher Level Stewardship ending 31/10/24 and there is the opportunity for a new owner to apply for either Countryside Stewardship (Higher Tier) or Sustainable Farming Incentive scheme.

The farmstead sits centrally and has good access to all parts of the farm, which includes Blackaton Manor Farm bungalow, Beech Tree Cottage and an extensive range of modern and traditional farm buildings.



Blackaton Manor Farm Bungalow

Blackaton Manor Farm bungalow was built in 1985 and enjoys fantastic views looking south down towards Rowden Moor. The property construction is timber frame with concrete block elevations and part granite block on one elevation, under cement fibre roof tiles. In brief accommodation comprises

Covered porch with a front door leading through to hall. Sitting room with open fireplace, brick surround with slate mantel, French doors open to garden. There are fantastic views looking Kitchen/breakfast room has a fitted kitchen with base and wall units including sink and drainer area, Hygena cabinets and Minerva black granite worktops, built-in induction hob unit with double oven, Hotpoint extractor fan built-in Smeg microwave, central island with built-in wine cabinet. Utility room with oil-fired central heating boiler. Cloakroom. Hall opens through to four double bedrooms. Family bathroom. Airing cupboard with hot water tank. Stairs lead up to attic room.

Outside

The property is surrounded by lawned gardens and established flowerbeds.



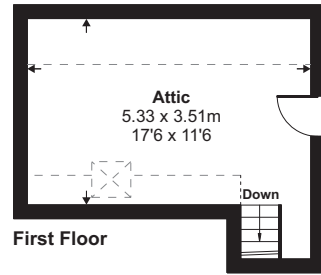
Beech Tree Cottage

Beech Tree Cottage was converted from a hayloft in the 1950s and is granite stone construction under cement fibre roof tiles with uPVC windows. In recent years the cottage has been used for holiday accommodation. In brief accommodation comprises.

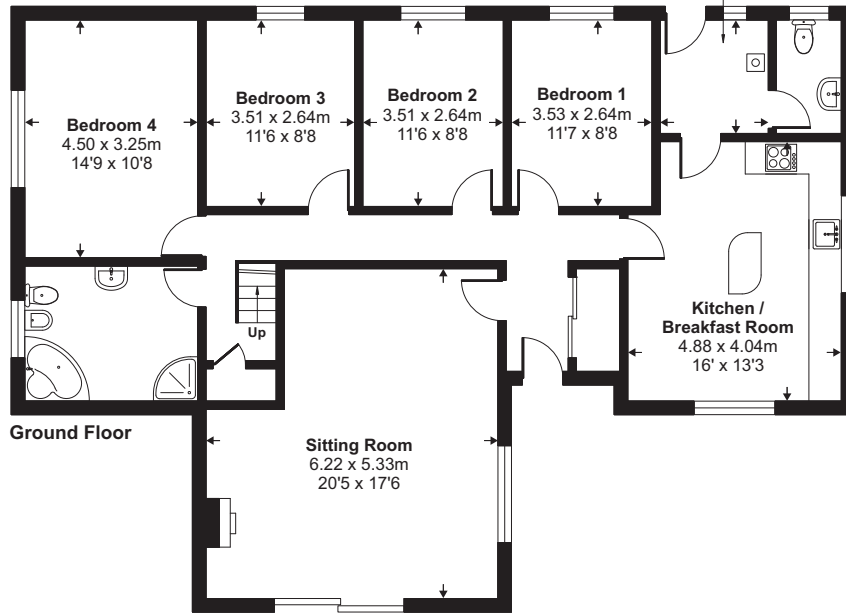
Front to kitchen/breakfast room, fitted with a range of base units, an electric Aga (cooking only) available by separate negotiation. Base unit with single and a half sink plus drainer. Built-in Bosch dishwasher. Boot room area linking through to scullery with two base units with sink and drainer, wall mounted cupboard, under-stairs cupboard housing UV filter. Freestanding cupboard attached to the wall included. Cloakroom. Stairs lead up to first floor, sitting room with fireplace housing wood burner, (provides heat to radiators). Two double bedrooms and one single. Family bathroom with underfloor electric heating and airing cupboard housing hot water tank.

Furnishings and contents available by separate negotiation.

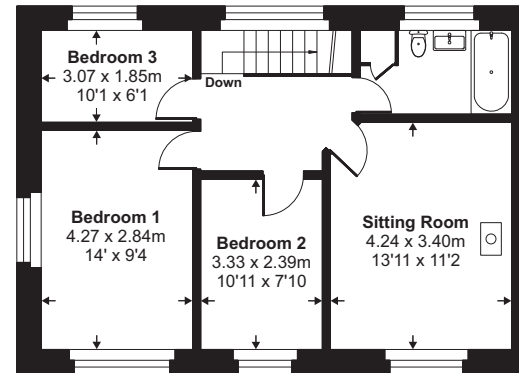




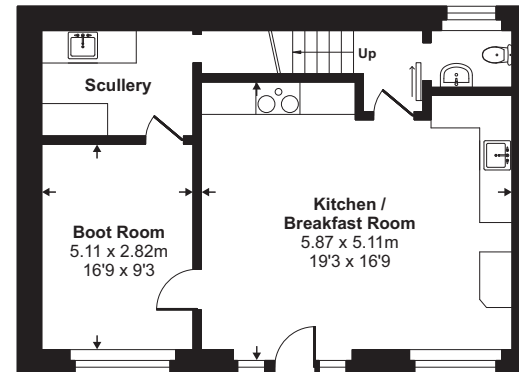
First Floor



Ground Floor



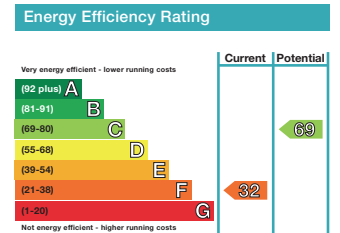
Annexe First Floor



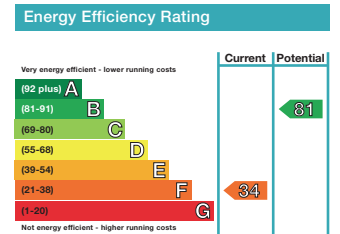
Annexe Ground Floor



Blackaton Manor Bungalow



Beech Tree Cottage



B L A C K A T O N M A N O R F A R M



Traditional Farm Buildings

No.	Description	Construction	Dimensions
1	Workshop	Granite stone under cement fibre roof with timber windows, shelving included	9.40m x 5.5m
2	Enclosed diesel fuel tank	Granite wall under concrete roof with metal tank inside	
3	Former Dairy	Block construction under cement fibre roof	8.0m x 2.75m
4	Former Parlour	Granite stone under cement fibre tiled roof	17.5m x 6m
5	Livestock Barn	Granite stone with concrete floor under part fibre cement and part corrugated asbestos roof.	36.74m x 9m

Modern Farm Buildings

6	Barn	Concrete frame under corrugated asbestos roof. Grain bins and mill/mix unit excluded	9.4m x 4.9m
7	Calving Box	Granite stone under corrugated asbestos roof	5.0m x 3.4m
8	Cattle Barn with feed passage and cattle handling area	Granite and steel frame under corrugated asbestos roof	29.0m x 11.24m
9	Livestock Barn	Concrete frame with concrete block, granite and corrugated metal elevations under asbestos corrugated roof	50.0m x 17.9m
10	Cattle Cubicle House with feeding yard (64 cubicles)	Timber frame with lower concrete block walls, clad elevations under box profile roof	36.6m x 8.71m
11	Slurry Store	Part concrete block walls with part concrete floor	
12	Timber Sheep Handling Race		
13	Livestock Barn at Blackaton Down	Timber frame with corrugated metal and block elevations. Part concrete floor.	23.0m x 18.0m

Outbuildings

14	Car Port and Log Store	Block construction under asbestos corrugated roof	18.30m x 4.27m
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Land

The land lies in two blocks, linked by the public highway, in all extending to 354.07 acres (143.28 hectares).

The western block surrounding the main farmstead is predominantly level with rich peaty loamy soils suitable for arable cropping and grass leys.

The eastern block provides loamy soils which have again been used for arable and grass cropping, the higher land that runs up to Blackaton Down, provides excellent summer grazing land.





General Remarks

Services

Central Heating

Blackaton Manor Farm Bungalow – Oil-fired central heating
Beech Tree Cottage – Wood burner heating radiator

Water

Spring water rising at points A, B, & C
UV filter to Beech Tree Cottage only.

Electricity

Mains electricity.

Drainage

Private drainage.
Bungalow - Klargester installed in 1985.
Cottage – Septic tank.

Compliance with general binding rules is unknown. Purchasers to satisfy themselves with their own inspection.

Telephone/Broadband

Ultrafast available (Ofcom)

Mobile Coverage/Signal

Mobile coverage is limited outside with EE, O2, Three and Vodafone.

Tenure

Freehold with vacant possession.

Access

Blackaton Manor Farm will have rights of access over the drive and yard area hatched red for domestic and agricultural purposes only at all times.

Blackaton Manor to have rights of access over the yard area hatched blue for domestic and agricultural purposes only at all times.

No parking or obstructing access on the areas hatched red and blue unless prior agreement between the parties

Maintenance of the lane and yard coloured will be shared 50% each between Blackaton Manor and Blackaton Manor Farm.

Public Rights Of Way

Part of Blackaton Down is designated as Open Access under the Countryside & Rights of Way Act.

Local Authority

Dartmoor National Park. www.dartmoor.gov.uk

Basic Payment

The de-linked payments relating to the Basic Payment Scheme are not included.

Schemes

The existing Stewardship Agreement ends 31/10/24. The purchaser will be required to take over this agreement as a condition of sale.

Planning

Planning Consent No. 84/1903/06/1D granted consent for Blackaton Manor Farm Bungalow - subject to an Agricultural Occupancy Condition. This consent placed an Agricultural Occupancy Condition on Beech Tree Cottage and a condition the cottage should only be used as accommodation for seasonal or other non-permanent staff employed on the farm. Beech Tree Cottage has been used for 3 years as a holiday cottage. Further details are available from the agents.

Moorland Grazing (Nfu Units)

Blackaton Manor Farm has rights to graze 115 livestock units (NFU scale) over Rowden Down (CL70) & Hemel Down (CL109).

Council Tax

Blackaton Manor Farm Bungalow - Band C.

Beech Tree Cottage - Current rateable value £2,950

Designations

Blackaton Manor Farm lies within Dartmoor National Park.

The farm lies within an area that contains Radon gas. Further details available from the agents.

There are scheduled monuments situated on the farm including deserted medieval settlement at Blackaton, Two Barrows on Hameldown and Hameldown Beacon. Further details available from the agents.

Obligation And Covenants

Blackaton Manor Farm is required to provide water to Blackaton Manor (garden and outbuilding water taken from point D), Blackaton Cottage and Lower Blackaton regulated under the Private Water Regulations 2016. Further information available from the agents.



Ingoing Valuation

Upon completion of purchase and in addition to purchase price, the purchaser shall take over and pay for (including VAT where applicable) the following items below at valuation: The buyer will be required on completion to make a payment on account for the approximate amount of the ingoing valuation, as calculated by Stags, with the final valuation to be agreed within 7 days after completion

All remaining hay, straw, wrapped and bagged silage, feedstuffs grain, etc, upon the property at market values.

All fertilisers applied to pasture land which has not been cut or grazed between application and completion shall be taken over at cost price of fertilisers and labour at actual cost where undertaken by contract or in accordance with the CAAV costings.

All remaining diesel and domestic fuel oil, feeding stuffs, fertilisers in store, shall be taken over at cost price.

All matters of valuation shall be carried out by Stags acting upon behalf of the Vendors and Purchaser, whose decision shall be final and binding on both parties and whose fees and expenses shall be paid in equal parts by each.

All valuation monies shall be paid, by cleared funds, in the account of the agents or vendor, within 14 days of completion and shall otherwise therefore carry interest at 5% above the HSBC Plc base rate applicable to the period.

There will be no claims for tenants' rights matters and in the usual way no counter claim for dilapidations.

Sporting And Mineral Rights

The sporting and minerals 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. Between point X to Y the boundary will be 1 metre from the edge of the drive on the southern side.

Warning

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

Directions

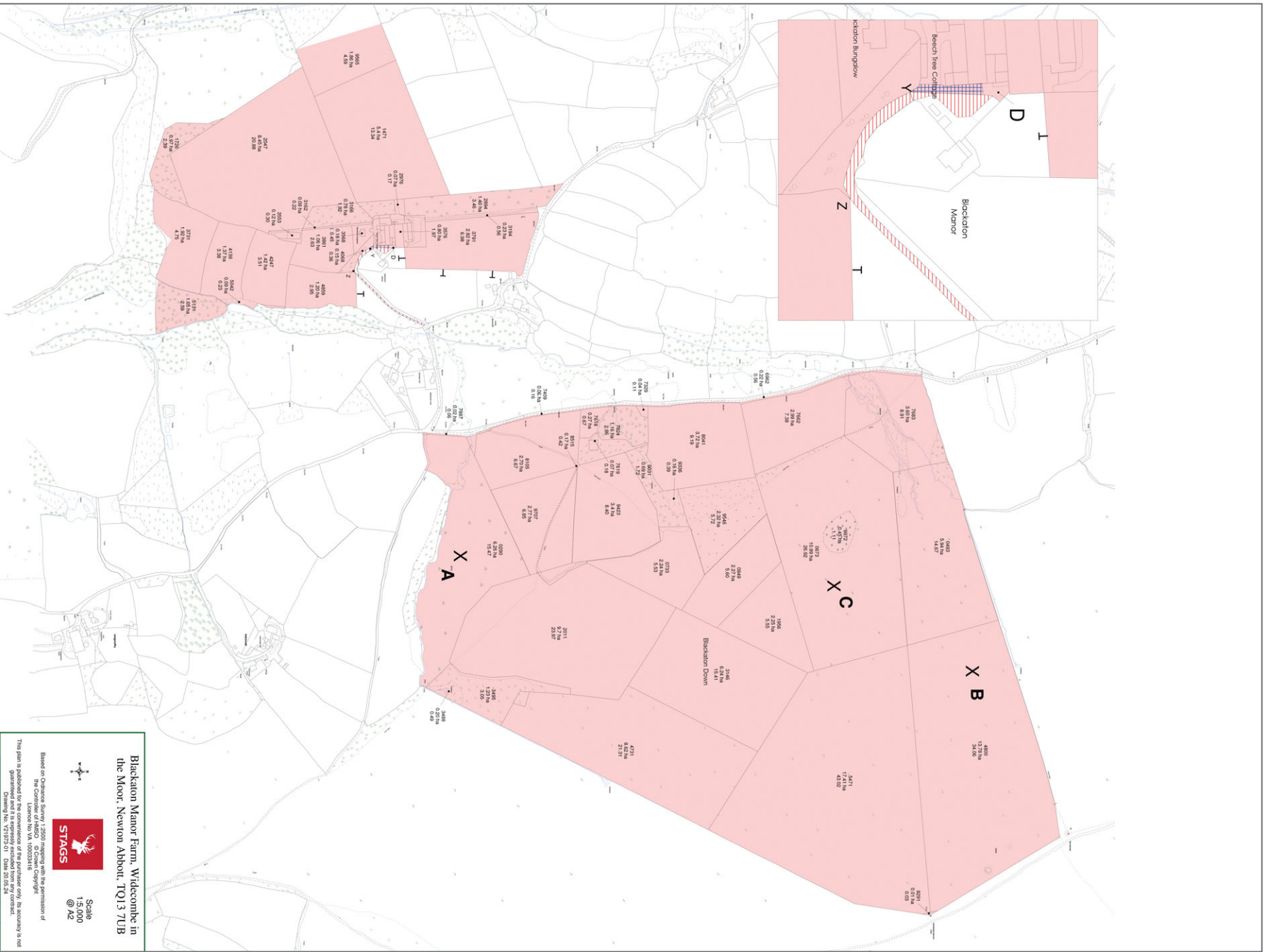
From Bovey Tracey, take the B3387 signed Haytor/Widecombe. Continue along this road passing through Widecombe in the Moor, on leaving the village, at Southcombe Cross turn right signed Southcombe, continue along this road over

Dunstone Down, at the bottom of the hill turn right and proceed for about 1.5 miles until reaching Blackaton Cross, turn left signposted Postbridge. Proceed for approximately 155 metres and the entrance to Blackaton Manor Farm can be found on the left-hand side on a righthand bend.

What 3 Words ///allies.builders.unlucky

Disclaimer

Important: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Blackton Manor Farm, Widecombe in the Moor, Newton Abbott, TQ13 7UB



Scale
 1:5,000
 @ A2

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 Drawing No. Y13172-01 Date: 20.05.24

