



STAGS

L O W E R W I L L Y A R D S F A R M

Lower Willyards Farm

Westwood, Broadclyst, Devon, EX5 3DF

Exeter approx 7.9 miles • M5 junction 29 7 miles • Broadclyst 4 miles

Residential farm close to Exeter with barns offering potential for residential use (STP)

Lot 1 4-bedroom farmhouse for renovation, traditional and modern farm buildings with residential potential (STP) garden and pasture land 16.07 acres

Lot 2 Land to the East of Lower Willyards 19.50 acres

Lot 3 Land near Harepathstead 3.43 acres

Lot 4 Land to the North of Lower Willyards 11.97 acres

Council Tax Band D

EPC - F

Tenure - Freehold

Offered for sale as a whole or in 4 lots

In all 50.97 acres (20.63 Hectares)

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Situation

Lower Willyards Farm is situated in a peaceful location within an easy commute of Exeter, whilst enjoying a rural location surrounded by open countryside on the edge of the National Trust Killerton Estate within walking distance of Ashclyst Forest. The nearby villages of Broadclyst and Whimble provide a good range of day to day facilities, including churches, schooling, pubs, post offices and stores, along with a railway station on the London Waterloo line at Whimble.

The nearby B3181 offers access to Junction 28 (Cullompton) and Junction 29 (Exeter) of the M5 and the A30 at Exeter, providing easy access to the rest of the country, including London and Bristol to the north and east and Cornwall to the south. There are regular rail services to London Paddington from Exeter St David's and to London Waterloo from Whimble. Exeter Airport provides a number of domestic and international flights.

The cathedral city of Exeter offers many cultural attractions as well as comprehensive educational facilities, including private schools, sixth form college and university.

Introduction

Lower Willyards is an attractive residential farm which totals approximately 50.98 acres (20.63 hectares) and provides an opportunity for renovation of the Victorian style farmhouse and development of some of the farm buildings subject to obtaining planning consent. Further details on planning potential available from the agents.

The farm includes a characterful farmhouse for improvement, a small courtyard of undeveloped traditional stone and cob barns and range of modern farm buildings.

The land lies within close proximity to the farmstead and is species-rich productive level grassland.

Lower Willards Farm is offered for sale as a whole and in up to four lots.

Lot 1 Lower Willyards Farmhouse, Traditional and Modern Farmbuildings & Land 16.07 Acres

Lower Willyards Farmhouse is of brick construction under a slate roof, timber sash windows, believed to be over 100 years old. The accommodation includes covered porch to front door, sitting room with fireplace, dining room with fireplace, kitchen with oil-fired Rayburn providing hot water and cooking, base unit. Pantry. Utility area with Belfast sink, base units, Worcester central heating boiler. Downstairs bathroom. Stairs lead up to first floor landing, four bedrooms and loft access.

Lawned gardens surround the farmhouse, granite water trough included.

Please note a Well is situated within the garden, currently not in use and the cover must not be walked upon.

Outbuildings

Timber construction workshop, bench and some tools included.

Pound House - Stone, brick and cob construction under corrugated roof (5.11m x 5.80m). Cider press included. No access to the loft permitted.

Courtyard of former dairy buildings.

Building No. 1 – Concrete block construction under asbestos corrugated roof (19.15m x 5.30m), all dairy equipment and cow stalls will remain and form part of the sale. Adjoining timber frame lean-to with corrugated roof and elevations.

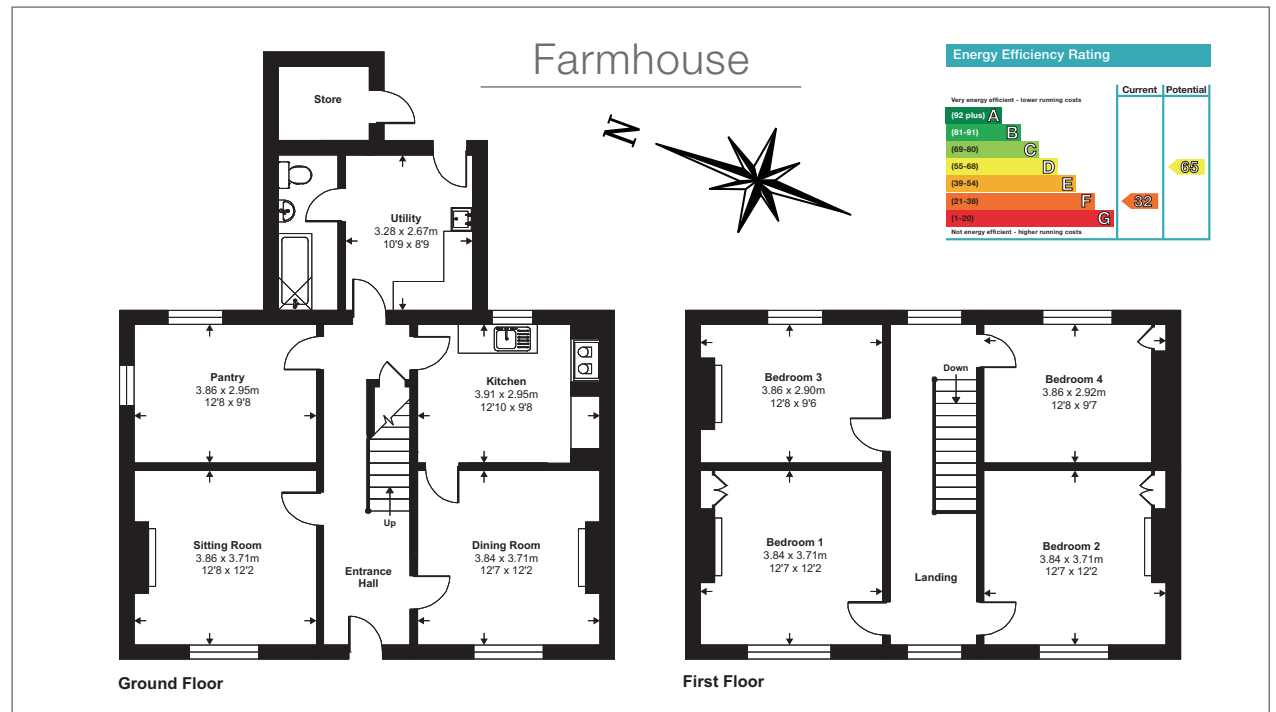
Building No. 2 – Former livestock housing area of block construction under corrugated metal roof (4.25m x 13.75m).

Building No. 3 – Former livestock housing, brick and block construction under corrugated metal roof (4.20m x 14.55m).

Building No. 4 – Stable barn, brick construction under metal clad roof with loft above (5.31m x 6.12m). Adjoining lean-to barn, predominantly timber and corrugated construction (8.95m x 5.0m).

Range of open-fronted buildings – Block and metal construction under corrugated asbestos roof (12.30m x 5.0m).

Former Piggery – Block construction under corrugated asbestos roof (10.0m x 5.25m).



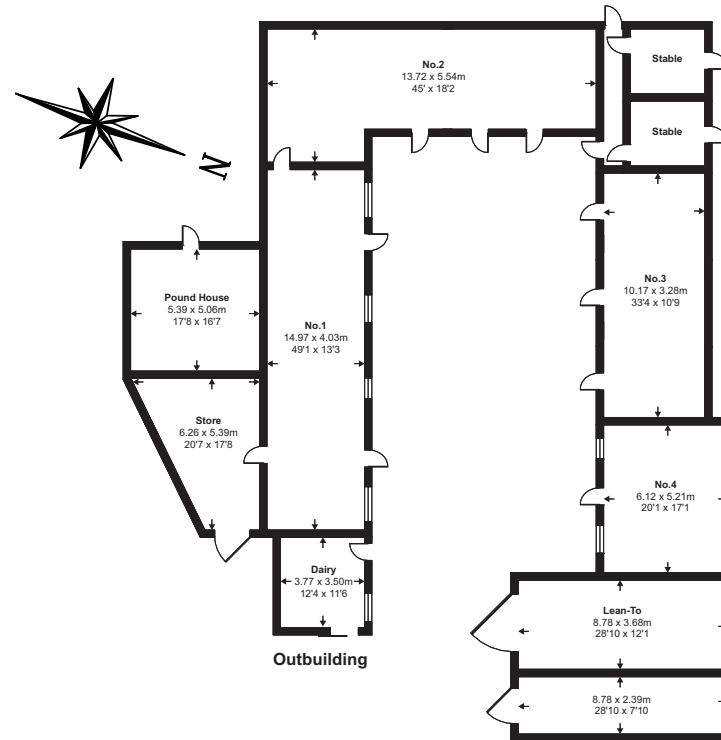
Lot 1



Lot 1



Traditional Farm Buildings



Modern Agricultural Buildings

Hay and straw barn – Concrete and timber frame construction under corrugated roof (material unknown) (18.0m x 6.75m).

Diesel tank included.

Machinery barn – Concrete and timber frame with corrugated metal elevations under corrugated roof (material unknown) (13.90m x 5.60m).

Agricultural barn – Concrete and timber frame with concrete block and corrugated metal elevations under corrugated roof (material of roof unknown) (8.68m x 22.55m). Lean-to, concrete and timber frame with clad elevations under corrugated roof (material unknown) (4.65m x 4.30m).

Livestock barn - concrete and timber frame construction with concrete block and corrugated metal elevations under a corrugated asbestos roof. (27m x 17.90m). Lean-to to livestock barn, concrete and timber frame under corrugated asbestos roof (18.38m x 6.0m), Further lean-to timber frame with corrugated roof and elevations.

Situated to the rear of the building is former farmyard manure store, concrete floor with concrete block walls (not in use).

Piggery, concrete block construction under corrugated asbestos roof.

2 x Timber construction buildings under corrugated roof.

Some of the agricultural buildings may have planning potential for Change of Use to residential under Class Q, (subject to obtaining planning permission). Further details available from the agents

Land

The land surrounds the farms, split into a number of level paddock enclosed by hedge boundaries.



Lot 2 Land to the East of Lower Willyards 19.50 acres

A productive run of level grassland suitable for grazing and grass cropping.

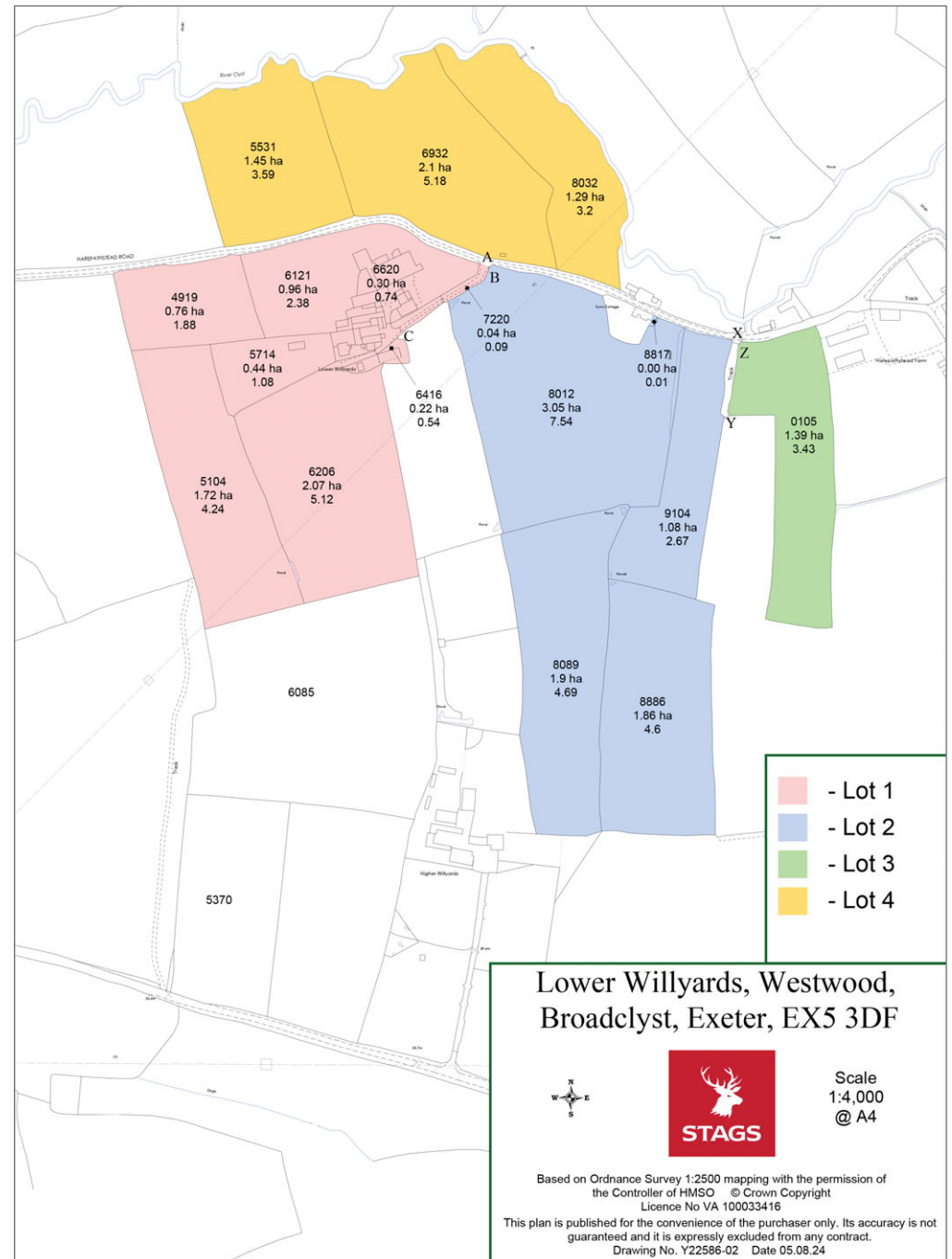
Lot 3 Land near Harepathstead 3.43 acres

Single level pasture field

Lot 4 Land to the North of Lower Willyards 11.97 acres

Productive and attractive run of grassland divided into three fields with the River Clyst forming the northern boundary. Field shelter in field 6932.

Lot 4



General Remarks

Services

Lot 1

- Central Heating: Oil fired central heating
- Water: Mains
- Electricity: Main connection
- Private drainage system, type, health and compliance with General Binding Rules is unknown. Buyers to make own inspection.
- Telephone/ Broadband coverage is standard (Ofcom).
- Mobile Coverage/Signal Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

Lots 2, 3 to 4 no services connected.

Specific Rights/Easements

Lot 2 will have a right of access over lot 1 drive between points A to B for agricultural access only.

Lot 1 will have an easement for the existing water pipe crossing fields 6085 and 5370 to the water meter located in the highway running along the southern boundary of 5370.

Tenure

Freehold with first registration of title pending with the Land Registry.

Access

Lot 1 direct access to the public highway

Lots 2 & 3 have existing rights of access from the public highway along the lane between points X, Z to Y for agricultural use.

Lot 2 Public Highway access via lot 1 points A to B.

Public Rights Of Way

Public footpath crosses the Lot 4 field 8032 and Lot 2 field 8886

Local Authority

[www.https://eastdevon.gov.uk/](http://www.eastdevon.gov.uk/)

Basic Payment

BPS claims have now ended and therefore the property is being sold without any entitlements to the Basic Payment Scheme or any de-linked payments.

Designations

The farmland is located within a NVZ.

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. A right of way for all purposes exists for a third party along the drive of lot 1 between A to C. Further details from the agents

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.

Directions

From Exeter take the B3181, signposted Broadclyst. On reaching Broadclyst, take the 1st turning on the right, signposted Whimble, then take the 1st turning left on the righthand bend, signposted Whimble, then continue along this road for approximately 1 mile. At Forches Head Cross take the left, signposted Westwood, then continue for approximately 1 mile and turn right, signposted Ashclyst, then continue along this road for 0.5 miles and the entrance to Lower Willyards Farm can be found on the righthand side.

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.



