



G I B B E T M O O R F A R M

Gibbet Moor Farm

Rackenford, Tiverton, Devon, EX16 8DJ

- Tiverton 5.5 miles
- South Molton 13 miles
- A361 (Stonelands Cross) 0.5 miles

A highly accessible small farm with an attractive stone house for re-development, a range of traditional barns and modern style farm buildings within 53.61 acres of productive pasture & arable land

- A very accessible location with easy access to the A361 (North Devon Link Road) and M5 motorway
- A characterful house (not Listed) for re-development with potential to create up to four bedrooms (2,000 square feet).
- Established gardens with lawn areas flanked by mature trees and shrub beds
- Traditional barns around an enclosed yard and modern farm buildings for livestock and machinery
- Mostly south-facing pasture & arable land for mowing and grazing and an area of rush pasture

THE WHOLE: 53.61 acres (21.69 hectares)



@StagsProperty



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Situation

Gibbet Moor Farm lies in an accessible part of Devon, near to the North / Mid Devon border and with very easy access to the A361 (North Devon Link Road) at Stonelands Cross 0.5 miles away.

The village of Rackenford lies 2.4 miles to the west and provides a primary school, a church, a community shop with Post Office and The Stag Inn village pub.

The market towns of Tiverton (5.5 miles) and South Molton (13 miles) offer a range of shops, restaurants, supermarkets and schooling for all ages including the independent schools of Blundells in Tiverton and West Buckland near South Molton.

The A361 (North Devon Link Road) provides a direct link to the M5 motorway at Junction 27 and Tiverton Parkway Railway Station which are approximately 12.5 miles to the east.

Exmoor National Park is a short distance north of the farm and provides spectacular scenery and excellent walking, riding and fishing whilst the North Devon coast with its dramatic rugged coastline and sandy beaches at Putsborough, Saunton and Croyde, is also within easy reach.

Introduction

Gibbet Moor Farm is a highly accessible small farm which extends to 53.61 acres (21.69 hectares) within a ring-fence. With road access on three sides of the farm and having close proximity to the A361, there may be potential for alternative uses, subject to planning consent being obtained.

The characterful house is ready for re-development yet has an established setting with mature gardens and the adjoining yard includes some low-level traditional stone barns enclosed with a low-level stone wall.

The modern style farm buildings have been used for housing livestock and machinery storage and the land includes some productive grass and arable fields which are used for mowing and grazing and a small area of rush pasture which has been grazed with cattle.



Gibbet Moor Farmhouse

The house at Gibbet Moor Farm is not Listed and is constructed of stone walls with part timber double glazed windows underneath a part slate and part clay tile roof which was replaced in 2020. The house is not currently habitable and requires complete re-development internally.

The accommodation totals just over 2,000 square feet over two floors and on the ground floor there are two larger reception rooms, each with a fireplace and a bread oven and some rooms have slate slab flooring. There are four further ancillary rooms, a store with restricted head-height and a further store which is currently accessible from outside.

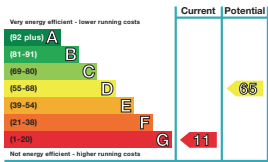
On the first floor there are five rooms which could be arranged as four bedrooms and a shared bathroom.

Outside

The gardens lie on the north and east of the house and are established with lawn areas interspersed with mature trees and shrubs and there is plenty of space to park cars to on the north-western side of the house.



Energy Efficiency Rating

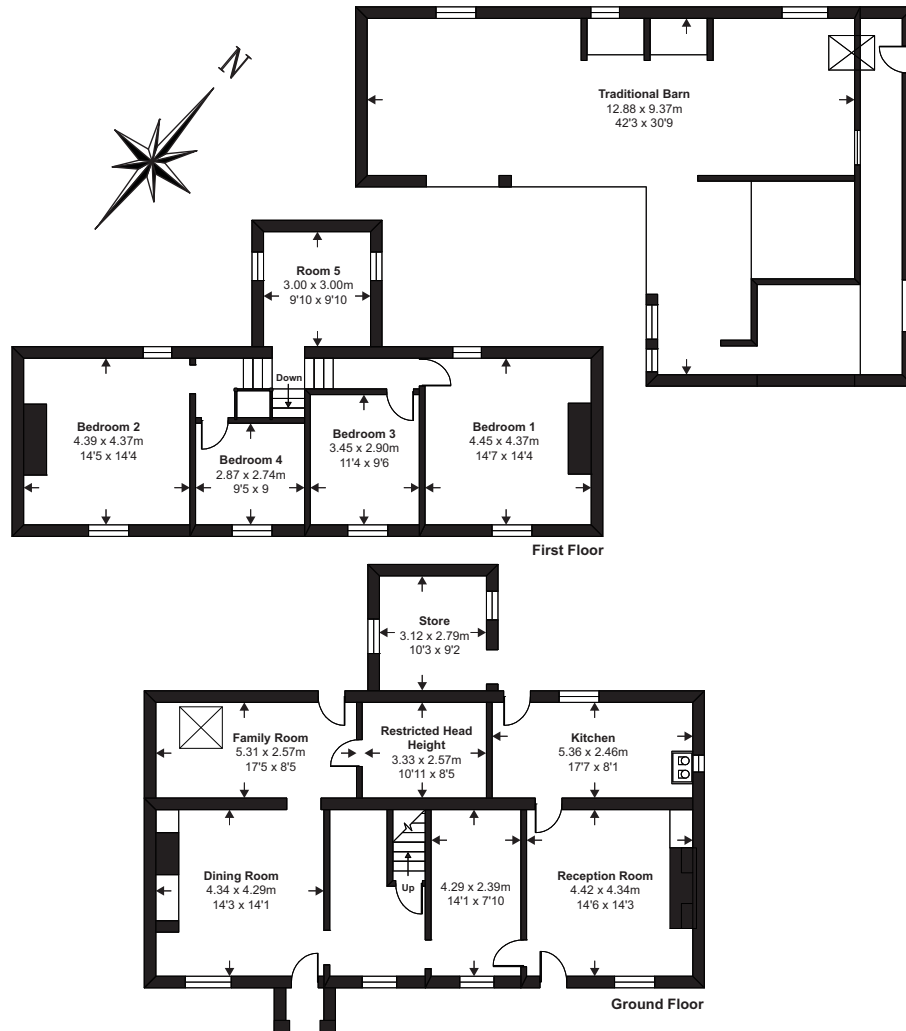


Approximate Area = 2051 sq ft / 190.5 sq m

Outbuilding = 1007 sq ft / 93.5 sq m

Total = 3058 sq ft / 284 sq m

For identification only - Not to scale



Traditional Stone Barns

On the western side of the house is a grass area which is enclosed by a low-level stone wall.

On the north and western side of the yard are a range of traditional stone buildings which mostly have corrugated metal roofs and include a:

- Cart Shed
- Open Fronted Store
- Former Parlour

Modern Style Farm Buildings

To the north of the house is a:

Open-Fronted Store (8.82m x 3.05m). Steel frame, earth floor, part block walls and part timber space boarding. Box profile sheet roof and an earth floor.

In the main yard are:

Dutch Barn and Lean-To (21.10m x 16.23m). Timber and steel supports, part stone and part earth floor, box profile and corrugated metal roof.

Cattle Building (17.97m x 8.74m). Steel frame, open-fronted, timber kick boards with timber space boarding above. Part concrete floor.



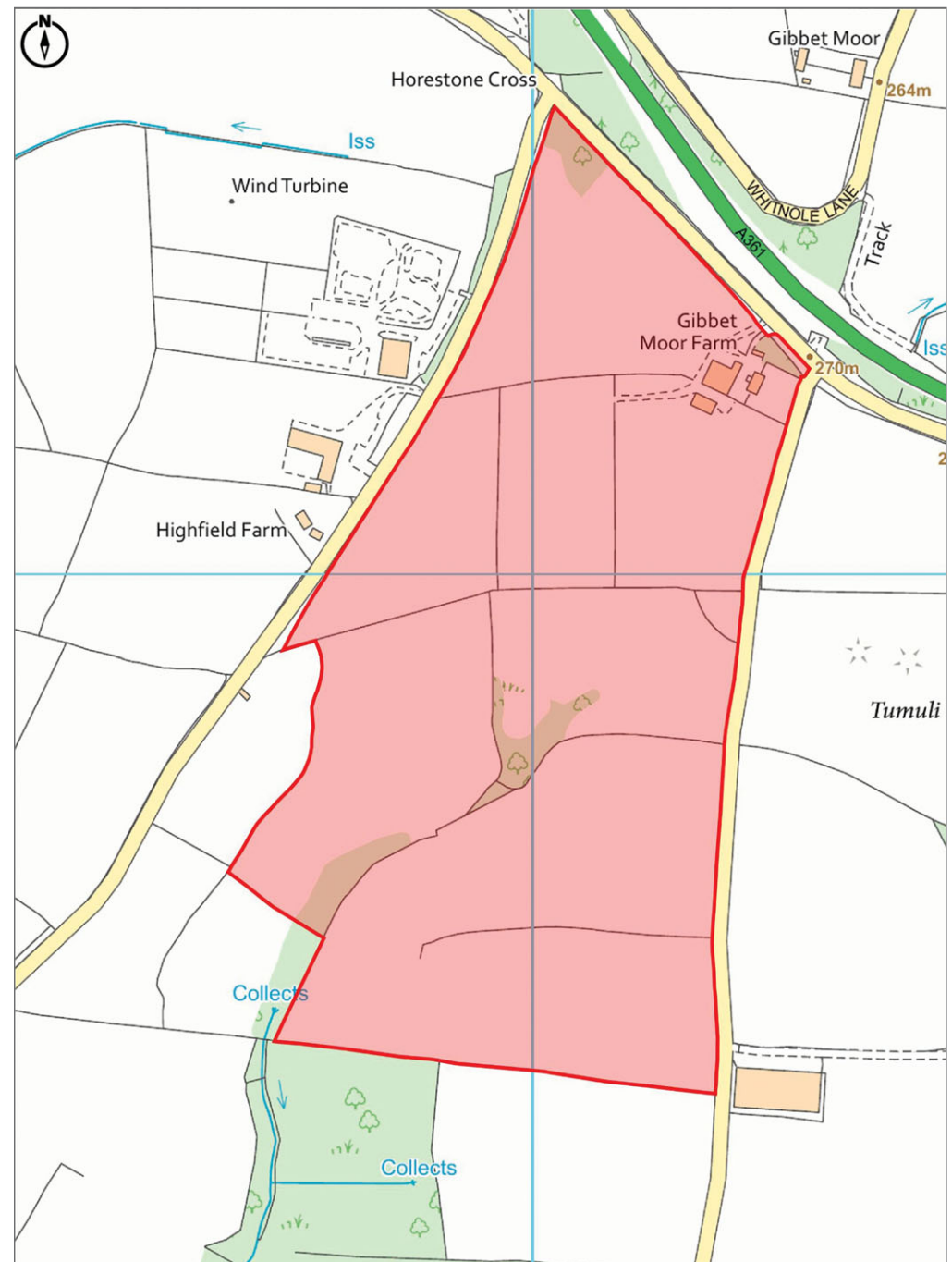
The Land

The farm land at Gibbet Moor Farm lies at about 265 metres above sea level and is a mixture of productive pasture & arable fields and rush pasture with a mostly south-facing aspect.

The four fields at the northern end of the farm are level or very gently sloping and are suitable for growing cereal crops or mowing and grazing, with the eastern field having planning consent for the storage of silage (4,630 square metres).

The two fields below are used for grazing only with some rush pasture and the southern-most field is gently sloping, productive and used for mowing as well as grazing.

The land is classified as Grade 3 and the soils are described as a mixture of freely draining slightly acid loamy soils and slowly permeable seasonally wet acid loamy and clayey soils.



General Remarks

Services

Mains water. Mains electricity. Private drainage (condition unknown).

Based on information from Ofcom mobile phone coverage is likely with EE, o2, Three and Vodafone.

Based on information from Ofcom, standard and Ultrafast broadband is available with between 0.9 and 220 mpbs upload speed.

Tenure

The farm is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

Land Management

Gibbet Moor Farm is currently entered into a Sustainable Farming Incentive (SFI) agreement. The options are SAM3 (Herbal leys), SAM 1 (Soil assessment and management) and LIG1 (Manage grassland with very low nutrient inputs).

Planning

Planning consent was granted for the formation of an open clamp for the storage of silage (4,630 m2) under reference 18/01711/MFUL.

The agricultural access road was approved under reference: 18/0075/FULL).

The cattle building was approved under planning reference: 18/01527/PNAG.

Local Authority

Mid Devon District Council. Council Tax Band: E.

Designations

Only one field of the farm is within a Nitrate Vulnerable Zone (NVZ).

Plans & 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.

Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned, are included with the freehold of the whole farm.

Fixtures & Fittings

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

Wayleaves & Rights Of Way

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

There are no public footpaths or bridleways passing through the farm.

Viewing

Strictly by prior appointment with Stags. Please call: 01392 680059 to arrange an appointment.

Directions

From Tiverton on the A361 North Devon Link Road proceed west towards Barnstaple for approximately 5.5 miles and upon reaching Stoneland Cross, take the left turn.

Shortly afterwards turn left towards Templeton and Loxbeare. Continue for 0.35 miles and the entrance to Gibbet Moor Farm is on the right shortly before Gibbet Moor Cross.

WHAT3WORDS:

Reference /// landowner.pump.weekends

Warning

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

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.



