



Oaklands Farm , West Anstey, South Molton, Devon EX36 3PH

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A versatile range of farm buildings set within 66.16 Acres of productive pasture and culm grassland

Dulverton 5.4 miles - South Molton 9.5 miles - Tiverton 11 miles

• Accessible Location • 66.16 Acres (26.76 Hectares) • Straw / Machinery Storage Building • Poultry / Calf Rearing Buildings • Pasture & Culm Grassland • Deciduous Woodland • Borehole Water & Mains Electricity Connected • FREEHOLD

Guide Price £625,000

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## SITUATION

Oaklands Farm is situated within the parish of West Anstey in North Devon with a fine outlook towards the Exmoor National Park and easily accessible from the towns of Dulverton, Tiverton and South Molton.

Dulverton lies 5.4 miles to the north-east and South Molton is 9.5 miles to the west. The larger market town of Tiverton lies 11 miles to the south-east from where the A361 dual carriageway links to the M5 at Junction 27.

## DESCRIPTION

Oaklands Farm extends to approximately 66.16 acres (26.76 hectares) and includes a versatile range of agricultural buildings which have been used for poultry and calf rearing. The land comprises a mixture of productive pasture fields for mowing and grazing together with some culm grassland for conservation and pockets of woodland.

**POULTRY / CALF REARING BUILDINGS:** These buildings were originally constructed for the rearing of young poultry (capacity 7,000 birds) in 2017 and more recently have been used for calf rearing. Both buildings have a steel frame and box profile steel roof sheets and are insulated and part timber clad internally with a concrete floor.

Building 1: 27.43m x 13.72m plus a control room measuring 3.04m

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Building 2: 27.43m x 13.72m plus a control room measuring 3.04m x 3.04m.

**STRAW / MACHINERY STORAGE BUILDING** (17.91m x 13.13m). This building was constructed in 2021 with a steel frame and a fibre cement roof. It is open fronted and with concrete panels and timber space boarding above.

**THE LAND:** The land includes four grass enclosures which are suitable for mowing and grazing and are mostly gently sloping and there is an area of culm and purple moor grass known as Colliers Moor which has the River Yeo flowing along it's eastern boundary. In addition there are two areas of mature deciduous woodland which total approximately 5 acres.

## SERVICES

Private water from a borehole. Mains electricity is connected to the poultry / calf rearing buildings. There is also a spring and access to the River Yeo.

## ACCESS

There is direct access to the farm from the B3227 road.

## PLANNING

Planning consent for the straw / machinery storage building was approved under reference 72255. Planning consent was approved



for the agricultural building for rearing young poultry under reference 62753.

There is a planning enforcement notice for the removal of the mobile home which is currently on site and also the removal of the extension to the straw / machinery storage building.

### LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

### LAND MANAGEMENT

The current owner has entered the farm into a Sustainable Farming Incentive (SFI) agreement.

### PHOTOGRAPHS

The photographs were taken in 2023 and 2025.

### DESIGNATIONS

The farm is within a Nitrate Vulnerable Zone (NVZ) and a Less Favoured Area (LFA).

### SPORTING AND MINERAL RIGHTS

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

### WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing through the land.

### BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

### VIEWING

All viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

### DIRECTIONS

From Moortown Cross on the A361 (North Devon Link Road) proceed towards Knowstone. At the first crossroads continue straight across towards East Anstey, pass through the village of Roachill and continue on this road until reaching Blackerton Cross at the junction with the B3227.

Turn left towards South Molton, continue for approximately 750 yards and the farm will be found on the right, accessed via double metal gates.

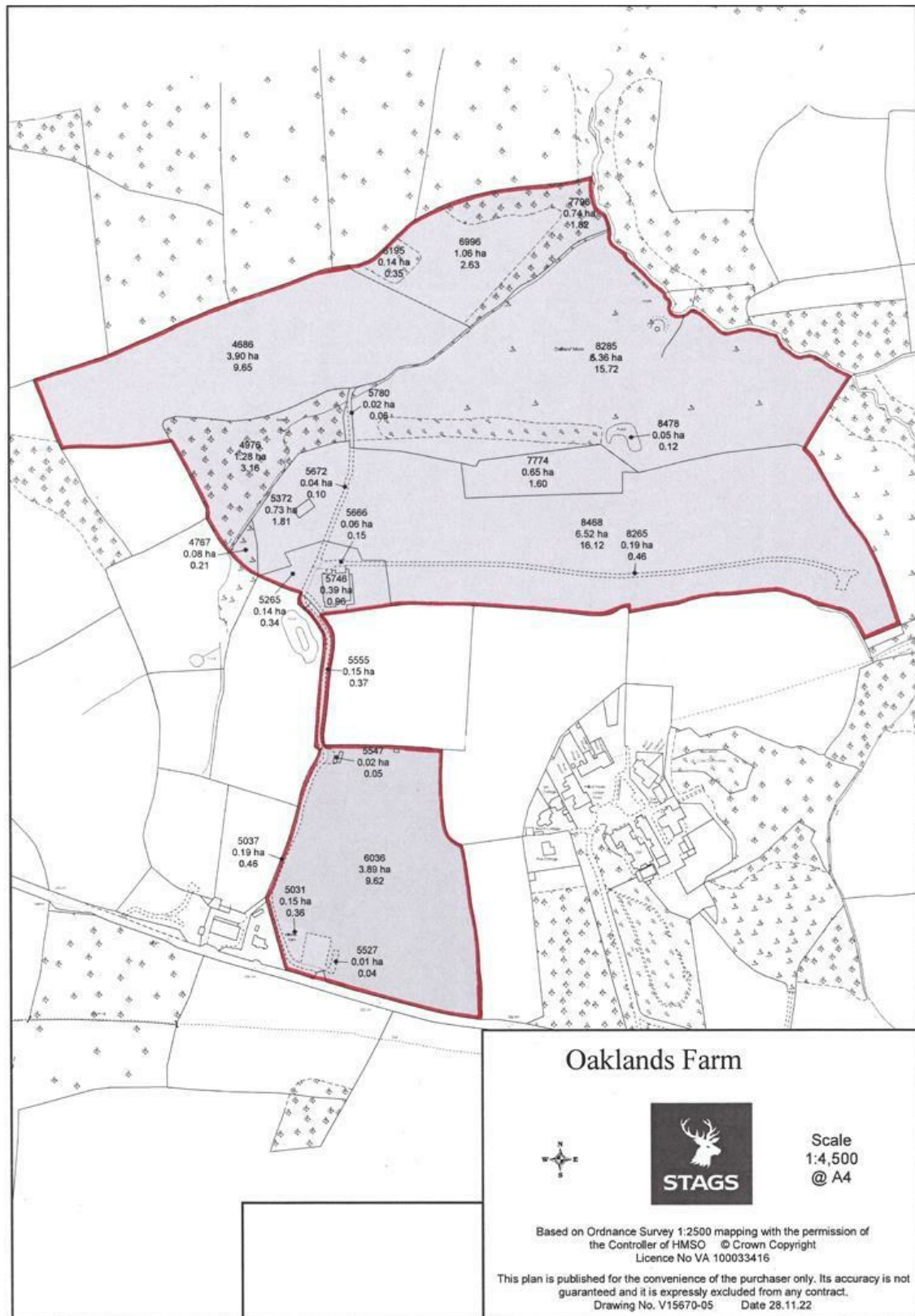
### WHAT3WORDS

Reference /// looms.raven.dozen

### DISCLAIMER

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