



C L Y S T   G E R R E D   F A R M









# Cyst Gerred Farm

Westwood, Broadclyst, Exeter, EX5 3DF

Exeter approx 8 miles • M5 junction 29 7 miles • Broadclyst 4 miles

## East Devon Residential Farm for Renovation with barns offering potential for residential use (STP)

- **Lot 1** - 4 Bedroom Farmhouse for renovation, farm buildings with potential for change of use to residential (STP), garden and paddocks 5.49 acres

- **Lots 2** - 8 Water meadows, pasture and arable land from 2.89 acres to 18.75 acres.

- Council Tax – Band G

- EPC – TBC

- Tenure Freehold

- Offered for sale as a whole or in 8 lots

**In all 52.93 acres ( 21.44 Hectares)**

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Stags Farm Agency  
21 Southernhay West  
Exeter, EX1 1PR

**Tel: 01392 680059**

**Email: [farms@stags.co.uk](mailto:farms@stags.co.uk)**

The London Office  
40 St James's Place  
London, SW1A 1NS

**Tel: 020 7839 0888**

**Email: [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)**



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## Situation

Clyst Gerred Farm is situated in a rural 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.

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

Clyst Gerred Farm is a versatile farm which totals approximately 52.93 acres (21.44 hectares) and offers a farmhouse for renovation, farm buildings with potential for conversion subject to obtaining planning consent.

The land lies within close proximity to the farmstead and is a mixture of water meadows, grassland and arable land.

Clyst Gerred Farm is offered for sale as a whole and in up to eight lots.

The property will be sold in its current condition and the buyer will be required to take the lot as it stands at the Actual Completion Date.

## Lot 1 Clyst Gerred Farmhouse, traditional and modern farmbuildings & land 5.49 Acres

### The Farmhouse:

Clyst Gerred Farmhouse is of brick construction under a slate tiled roof. The property has a mixture of timber and uPVC windows.

The accommodation includes front door to hall, sitting room with fireplace housing wood burning stove. Office. Dining room with fireplace and built-in cupboard. Kitchen with base and wall units, single sink and drainer, breakfast room with oil-fired Aga (not in use). back door and covered porch to farmyard. Workshop/store housing oil-fired boiler and WC.

From the hall, stairs lead up to the first floor landing. Three double bedrooms and one single bedroom. Family bathroom with shower and wash hand basin. Cloakroom with WC.

The property is in need of renovation.

### The Garden

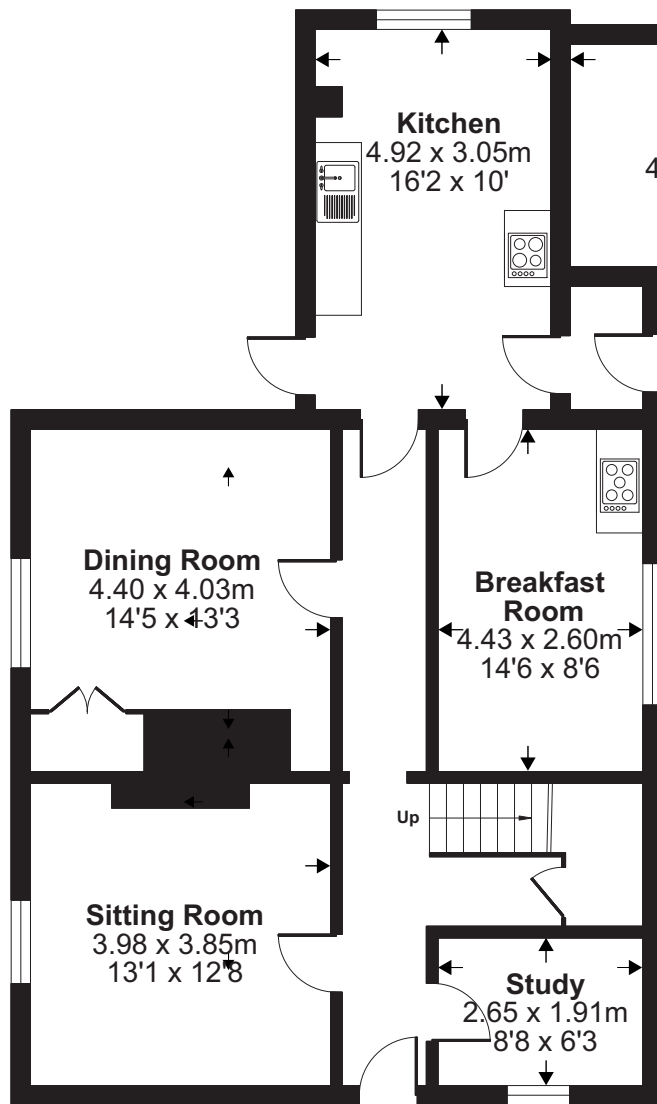
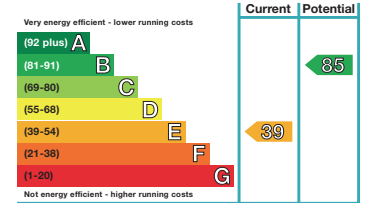
To the front of the property are lawned gardens bounded by hedging.



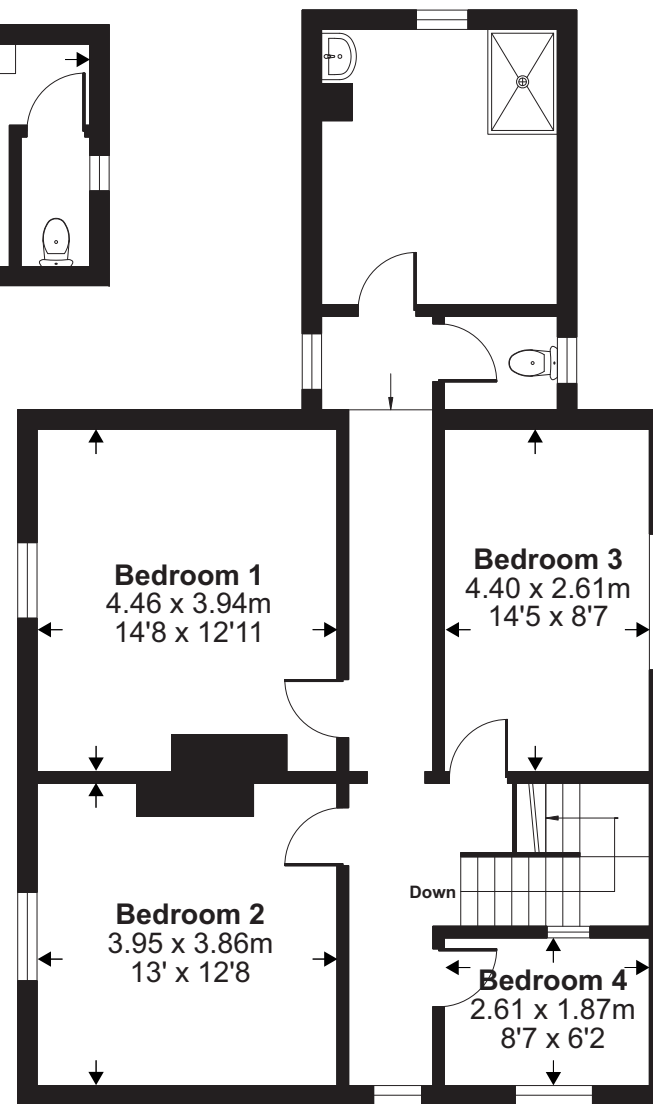


# Farmhouse

## Energy Efficiency Rating



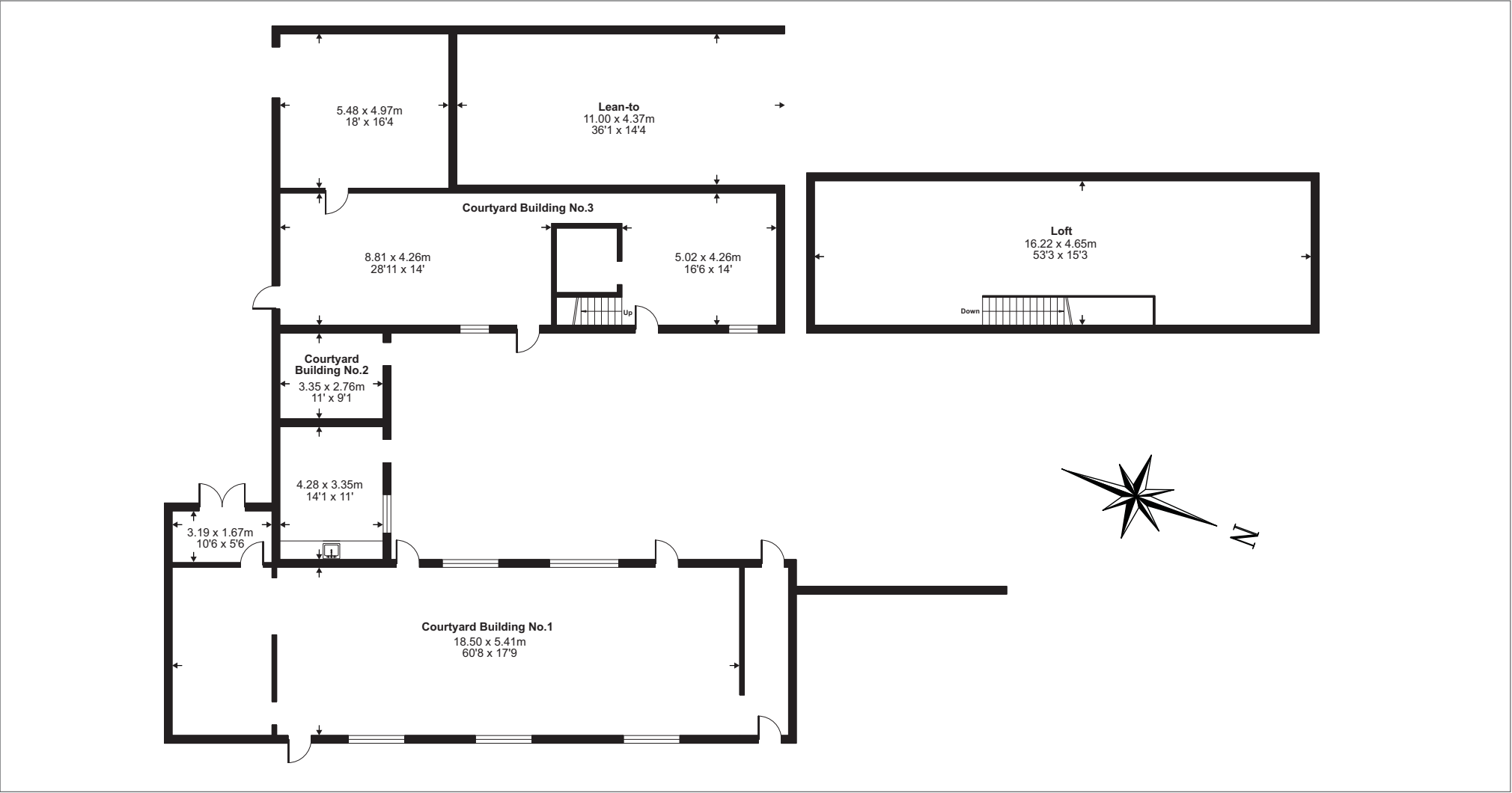
Ground Floor



First Floor



Buildings



The Courtyard

**Courtyard building No. 1** – Former cattle shed, brick construction under corrugated roof.

**Courtyard building No. 2** – Former dairy, block construction under corrugated roof (material unknown). All redundant dairy equipment included in the sale.

**Courtyard building No. 3** – Former shippon brick and part cob wall construction under corrugated roof, two storey, feed mill and hopper included. Stairs to loft, no access to loft due to health and safety reasons.

**Adjoining timber store**, timber construction under corrugated roof.

**Lean-to to rear of shippon** – Block and timber framed construction under corrugated roof.





## Modern Buildings

**Stable Block** – Block construction under corrugated roof, 3 stables (3.80m x 9.00m)

**Tractor and Machinery Store** – Concrete block construction under corrugated roof, open-fronted (8.64m x 8.01)

**Building No. 1** – Concrete frame with clad and block elevations under corrugated roof (materials unknown) plus adjoining covered yard section, total size (18.01m x 21.08m).

**Building No. 2** – Lean-to – Timber frame construction under corrugated roof (material unknown) (5.98m x 13.85m)

**Building No. 3** – Former covered silage clamp, concrete frame construction with part concrete block and part sleeper walls under corrugated roof (material unknown) (18.02m x 8.45m)

### Other Outbuildings to the Rear of the Farmhouse

**Redundant Dutch Barn** – Steel frame with corrugated roof.

**Redundant Timber Pole Barn** – Timber frame construction with corrugated roof – Please do not enter.

**Redundant Poultry Shed** – Timber construction with corrugated roof – Please do not enter.



Lot 1 - 5.49 acres



## Land

Paddocks surrounding the farmstead include a number of apple trees and borders the river Clyst.



**Lot 2 - 3.14 acres**  
Two water meadows with road access.



**Lot 2 - 3.14 acres**  
Two water meadows with road access.



**Lot 3 - 3.12 acres**  
Single water meadow with road access.

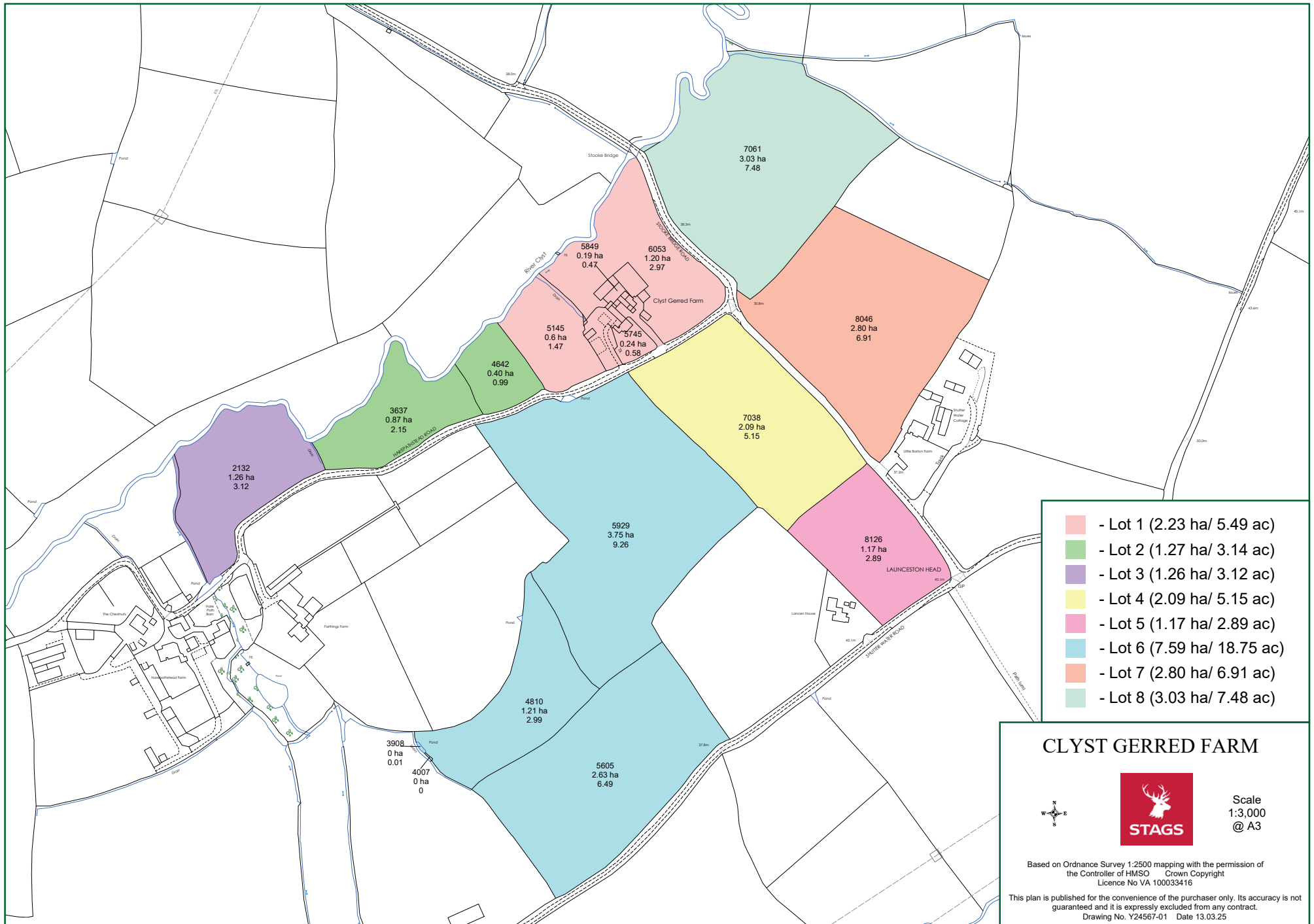


**Lot 4 - 5.15 acres**  
Single pasture field with mains water.









- Lot 1 (2.23 ha/ 5.49 ac)
- Lot 2 (1.27 ha/ 3.14 ac)
- Lot 3 (1.26 ha/ 3.12 ac)
- Lot 4 (2.09 ha/ 5.15 ac)
- Lot 5 (1.17 ha/ 2.89 ac)
- Lot 6 (7.59 ha/ 18.75 ac)
- Lot 7 (2.80 ha/ 6.91 ac)
- Lot 8 (3.03 ha/ 7.48 ac)

# CLYST GERRED FARM



Scale  
1:3,000  
@ A3

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No VA 100033416

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.  
Drawing No. Y24567-01 Date 13.03.25



## General Remarks

### Services

#### Lot 1

**Water:** Mains water connected. There is a well onsite but is currently disconnected.

**Electricity:** Mains

**Private drainage system.** Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

**Central Heating:** Oil fired central heating. Installed 8 years ago.

**Telephone/ Broadband** coverage is Standard (Ofcom).

**Mobile Coverage/Signal** **Mobile coverage** available outside with EE, O2, Three and Vodafone (Ofcom)

**Lot 4** mains water

**Lots 2, 3, 5 6, 7 & 8** no services connected

### Tenure

Freehold with first registration of the title to be completed by the purchaser.

### Access

All lots have access from the public highway.

### Public Rights Of Way

Public footpath crosses Lot 3

### Local Authority

East Devon District Council <https://eastdevon.gov.uk/>

### Basic Payment and Land Management Schemes

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.

### 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.

Building Safety require with redundant 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 until reaching Westwood, turn right, then continue for about 0.7 miles, turn right and the property is immediately on the right hand side.

**What3words** ///eyelid.lightens.stuffy

## 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.





