



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

Yellowford Farm

Thorverton, Exeter, Devon, EX5 5JL

Exeter 7.4 miles • Tiverton 9.8 miles • Crediton 7 miles

A First Class Dairy Farm Set in Some of the Devons' Best Red Soils

- An attractive brick farmhouse with six bedrooms
- A modern parlour and dairy, along with an extensive range of farm buildings
- Productive and free draining Grade I and II soils providing an extensive grazing period and are suitable for growing a wide variety of crops
- Council Tax – Band F
- EPC – E
- Tenure Freehold
- Offered for sale as a whole

In all 185.63 acres (75.14 Hectares)

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Situation

Yellowford Farm is situated in the heart of the Exe Valley, close to the village of Thorverton, a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton, with an active community and an excellent range of amenities, including primary school, local farm shop and Post Office, Doctors Surgery, two pubs, church and village hall.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. To the north, the market town of Tiverton includes Blundell's School.

Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being Junction 28 at Cullompton. There are mainline railway stations at Exeter and Tiverton Parkway.

Introduction

Yellowford Farm is a productive ring fenced dairy farm, with potential to continue as a dairy unit or a mixed farming system of arable and livestock.

Currently the farm is run as a grass based spring calving unit, milking around 250 cows. The dairy herd currently averages 6000 litres with butterfat at 4.4% and 4.49% protein. The current system grazes the whole farm from February to November and brings in maize and grass silage from neighbouring farms.

The farm is currently down to grass herbal leys, predominantly used for grazing with 55 acres on average is cut for grass silage. The soils are classified by Natural England as grade I and II and are deep free draining soils a mixture of reddish loamy soils over breccia and reddish clayey soils over mudstone.

The principal residence at Yellowford farm is a brick farmhouse under a slate roof with uPVC windows offering spacious family accommodation.

The extensive farm buildings include a modern dairy with 24 x 48 herringbone parlour and cubicle housing for 200 cows.



The Farmhouse

This house is of brick construction under a natural slate roof with uPVC windows, with a number of spacious, well-proportioned rooms.

A covered porch opens into the hall, off which is a sitting room with bay windows and a fireplace house a wood-burner. The dining room has a fireplace, additional rooms include an office and downstairs shower room with shower and WC. The kitchen is fitted with an Aga (currently not in use) range of base and wall unit with induction hob and oven. There is also a breakfast room and walk-in pantry, a boot room, utility, back door and lobby.

On the first floor there are six bedrooms Cloakroom with WC and a family bathroom fitted with a bath, wash hand basin and airing cupboard.

Attached to the house is a garage and general store of brick construction under a slate roof.

Two outhouses, one housing the central heating and hot water boiler, the other housing the pump and sand filter for the pool.

Gardens and Grounds

Surrounding the house are attractive lawned gardens. There is a vegetable area with a greenhouse and an orchard area. Within the garden is an open air heated swimming pool with patio area and summerhouse,

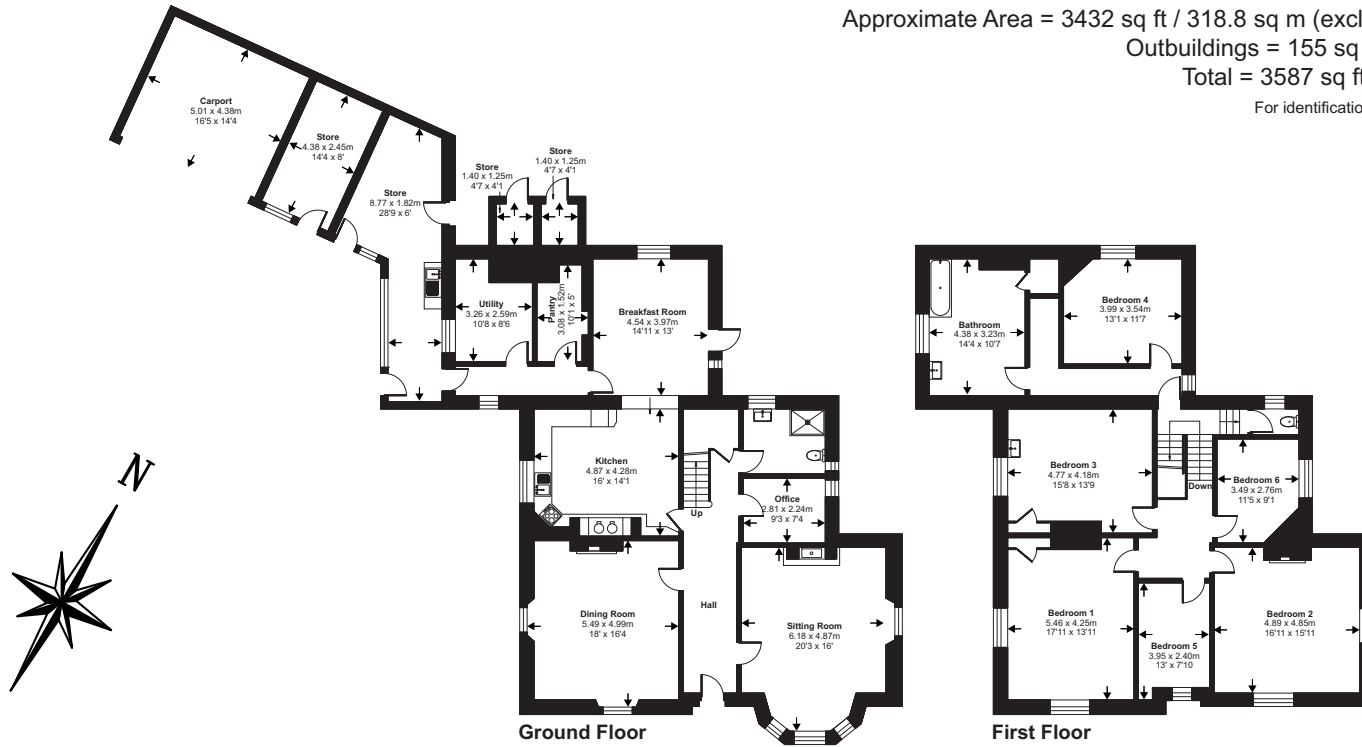


Approximate Area = 3432 sq ft / 318.8 sq m (excludes carport)

Outbuildings = 155 sq ft / 14.3 sq m

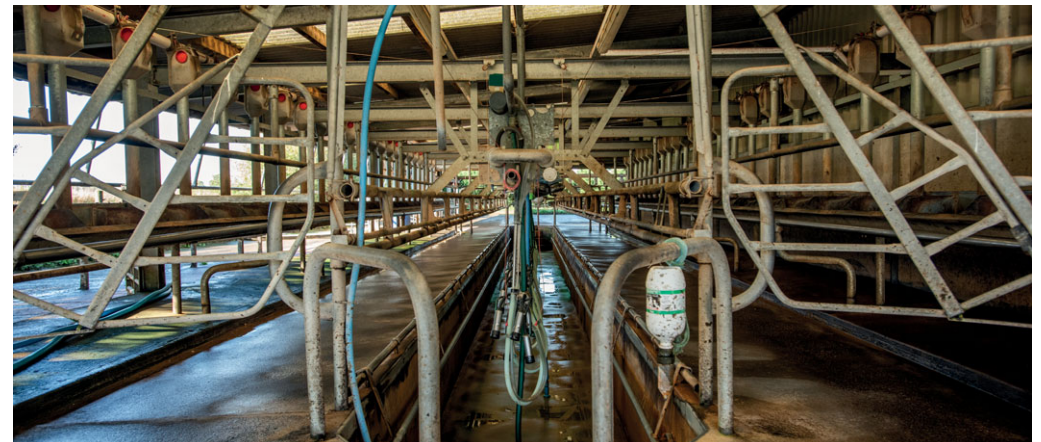
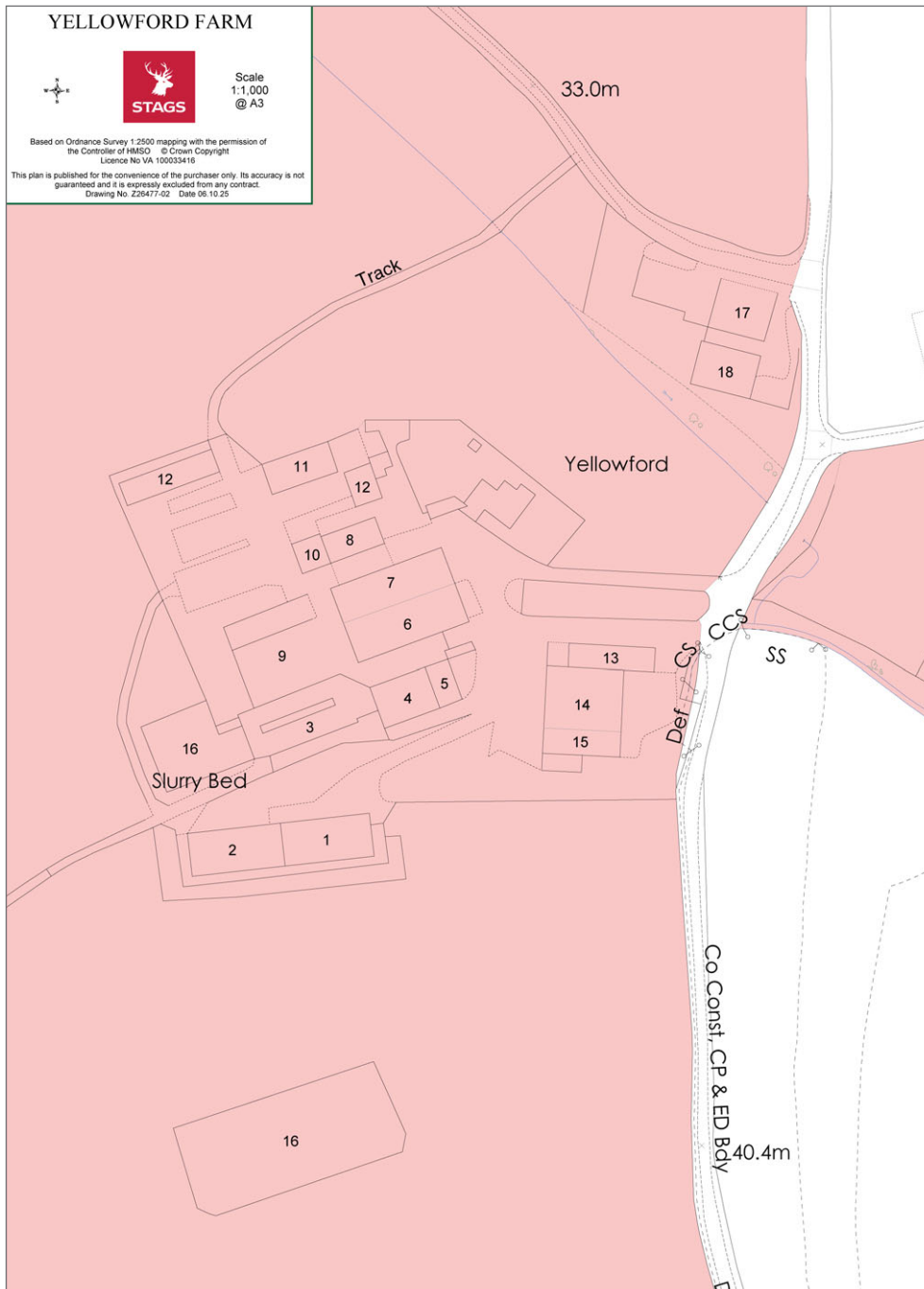
Total = 3587 sq ft / 333.1 sq m

For identification only - Not to scale



Farm Buildings

Building No.	Buidling		Size
1	Dairy and Parlour – Steel portal frame construction with part concrete panel walling and part timber elevations under a corrugated roof. Office and rest room with: WC, water softener and water header tank on mezzanine floor. Waikato milk meters Dairy with: Dari-Kool water heaters x 2 for bulk tanks, Cotswold water heater and water tank, serving parlour, 2 x plate coolers, Roka 6,000 litre bulk tank, Dari-Kool 11,000 litre bulk tank, Ice bank cooler	Pump room with: GEA variable vacuum pump, GEA milk pump pulsator, Volume washer, 2 x water tanks, Herringbone parlour 48:24 Waikato, Herringbone race including foot trimming crush, N D Jeans feed bin, approximately 20 tonnes	27.50m x 12.75m
2	Covered collecting yard with Mount Pleasant backing gate		
3	Uncovered feed and loafing area		
4	Cubicle building – Concrete frame with part block, part timber sleeper and corrugated elevations under corrugated roof. 66 cubicles with rubber mats		13.50m x 18.50m
5	Cubicle Shed – Timber frame under clad roof. 22 cubicles with rubber mats.		12.85m x 6.77m
6	Cubicle and Livestock Building – Concrete block construction under corrugated roof. Section A: 55 cubicles with rubber mats. Section B: loose housing and 22 cubicles with rubber mats		Section A 16.0m x 13.78m 20.30m x 13.75m
7	Cubicle Building – Block construction under corrugated roof. Section A: 38 cubicles with rubber mats. Section B: loose housing. Section C: former dairy / workshop		Section A 10.0m x 22.90m Section B 9.0m x 10.0m Section C 4.60m x 9.98m
8	Dutch Barn with Lean-To – Steel frame with corrugated roof and elevations.		18.40m x 16.30m
9	Two silage clamps, concrete floor with sleeper panel walls, installed pre-1991. Section A: approximately 28mx20m capacity 900 tonnes. Section B: approximately 8mx20m capacity 240 tonnes. Silage feed barriers included in the sale		
10	Redundant Pig Building – Concrete block construction under corrugated roof.		8.87m x 8.55m
11	General Purpose Farm Building – Steel portal frame with part block and part timber elevations under a corrugated roof.		8.80m x 23.0m
12	Redundant Pig Buildings – Block and timber construction under corrugated roof. 2 x Redundant Pig Buildings – Timber construction under corrugated roof.		
13	Traditional Barn – Stone and cob construction under slate roof (re-roofed in 2023).		6.65 m x 24.62 m
14	Grain Store – Steel portal frame with concrete panel walling and corrugated elevations under corrugated roof. Additional front gated pennage included.		23.50m x 18.50m
15	Lean-To to Grain Store –Steel portal frame under corrugated roof. Used for calf rearing, including milk tank		24.28m x 6.50m
16	Dirty water and slurry system. Concrete weeping wall slurry store, filled by scraper and slurry pump linked to central reception pit. Fitted with a dirty water pump. Slurry lagoon: 6000 m3 capacity providing approx. 6 months storage, during winter housing weeping wall slurry store is emptied every three weeks and pumped to the slurry lagoon. Lagoon (parcel 6684) not in use (filled with rainwater).		
17	Hay and Straw Barn with Lean-To – Steel portal frame under clad and corrugated roof		18.50m x 16.60m
18	Livestock Building – Steel portal frame with part block and part timber clad elevations under corrugated roof.		13.35m x 18.20m
19	50KV PTO generator		







Land

The land is a mixture of level and gently sloping fields served by a central stone and part concrete cow track. All of the fields have been ploughed and historically farmed in a rotation of cereal, grass and potato crops.



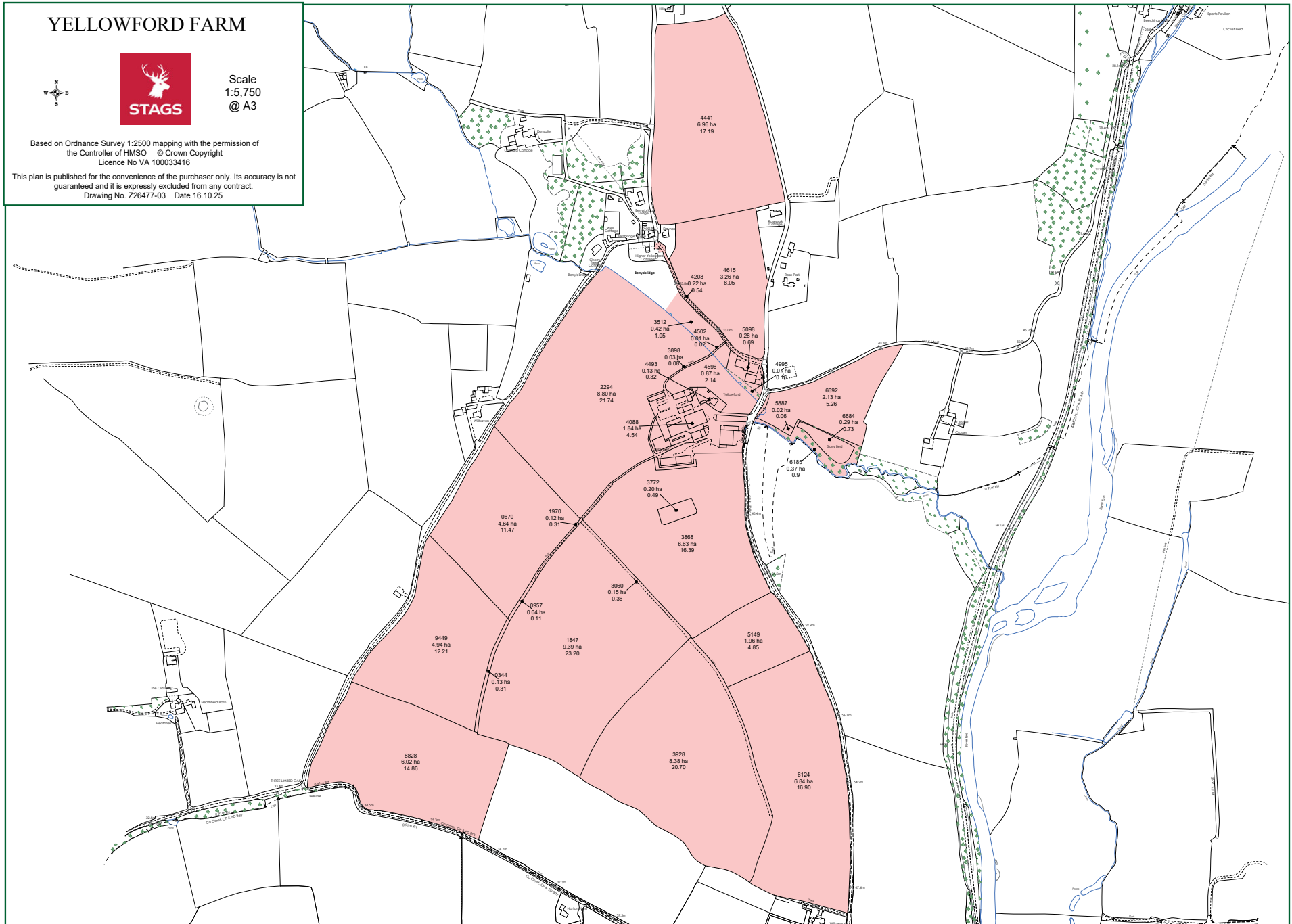
YELLOWFORD FARM



Scale
1:5,750
@ A3

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Drawing No. Z26477-03 Date 16.10.25



General Remarks

Services

Water

Mains water with two sub-supplies.

Private water from a borehole fitted with a UV filter. Two 10,000 litre tanks one located at the borehole and one located in field 3928 to gravity feed the farm.

Further details available from the agents.

Central Heating: Oil fired central heating

Electricity: Mains - 3 phase

Broadband: Up to standard is available (Ofcom).

Mobile Coverage/Signal: Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

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

Tenure

Freehold with vacant possession.

Access

Direct access of the public highway.

Public Rights Of Way

A public footpath crosses the farm.

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Designations

The farm is located within a Nitrate Vulnerable Zone (NVZ).

Overage Clause

The farm is sold with an existing development overage clause running for 80 years from 5th October 2012 for 50 % of the difference between enhanced value and current use value on grant of planning for any development from its current state. Further details 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 prior to 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 remaining clamp silage will be valued at £50 per tonne. The volume will be assessed in accordance with the CAAV Publication No 183. The valuation will be based on an analysis or if appropriate, analyses. The Vendor is responsible for obtaining the analyses and will pay the charges.

Beneficial cultivations carried out prior to completion and growing crops planted prior to completion at the cost of seeds, fertilisers, sprays, pesticides and labour thereto. Where labour has been undertaken by contract, then the actual cost shall apply. In all other cases, the labour charges shall be in accordance with the CAAV costings.

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.

Coventants

No buildings, equipment or structures not to affect or diminish the light or air of Church Commissioner retained property. Further details available from the agent.

Sporting And Mineral Rights

The sporting insofar as they are owned are included with the freehold. The mineral rights are reserved from the sale. Further details available from the agent.

Fixtures And Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold. Further details available from the agent.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion. Further details available from the agent.

Dairy Cows

Dairy cows can be made available by separate negotiation at an agreed fixed price. Further details from the agents.

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.

What3Words

frames.flagging.staked

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.

