



R A D D O N B A R T O N

Raddon Barton

Thorverton, Exeter, Devon EX5 5PP

Thorverton 1.4 miles • Tiverton 10 miles
Exeter 8.3 miles

Excellent commercial livestock farm with extensive farm buildings situated in the Exe Valley

- Modern farmhouse with beautiful gardens
- Extensive range of livestock buildings extending to approximately 42,823 sq ft with potential for alternative uses (STP)
- Productive run of Grade 2 and 3 land capable of growing a wide range of crops
- Productive grazing land
- Attractive pockets of woodland offering amenity and sporting appeal
- Outstanding views over the Exe Valley
- In all 113.36 acres (45.86 Hectares)
- Available as a whole





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Situation

Raddon Barton enjoys a private rural location within the Exe Valley located within easy reach of Tiverton to the north and Exeter to the south. The locality is quiet and unspoilt with fantastic views south over the Exe Valley.

The farm is located 1.4 miles to the west of the popular village of Thorverton, which provides local facilities including primary school, two public houses, a cricket club, village hall, farm shop, church and a village shop.

The cathedral city of Exeter is approximately 8 miles to the south and has all the amenities associated with a regional centre, including the Princesshay shopping centre, an airport with national and international flights, and St David's train station for mainline rail connections. There is good access to the M5 at Junction 27 via the A361 dual carriageway, adjacent to which is the Tiverton Parkway rail station which offers a connection to the capital in just under two hours.

Introduction

Raddon Barton offers a rare opportunity to acquire an excellent commercial livestock farm with extensive modern farm buildings. The farm buildings offer spacious and well ventilated livestock housing along with a modern grain store with potential for alternative uses such as change of use to residential under Class Q, a large machinery/straw barn and general purpose buildings.

The main residence at Raddon Barton is a modern 5 bedroom farmhouse with extensive gardens and views looking south over the Exe Valley.

The land is predominantly arable with a mixture of level and sloping land rising up to Raddon Top.

The Farmhouse

A detached farmhouse with a south facing aspect built in around the early 1980s; subject to an A.O.C. It is of rendered block construction under a tiled roof. A floor plan illustrates the layout of the farmhouse, but briefly the accommodation comprises:

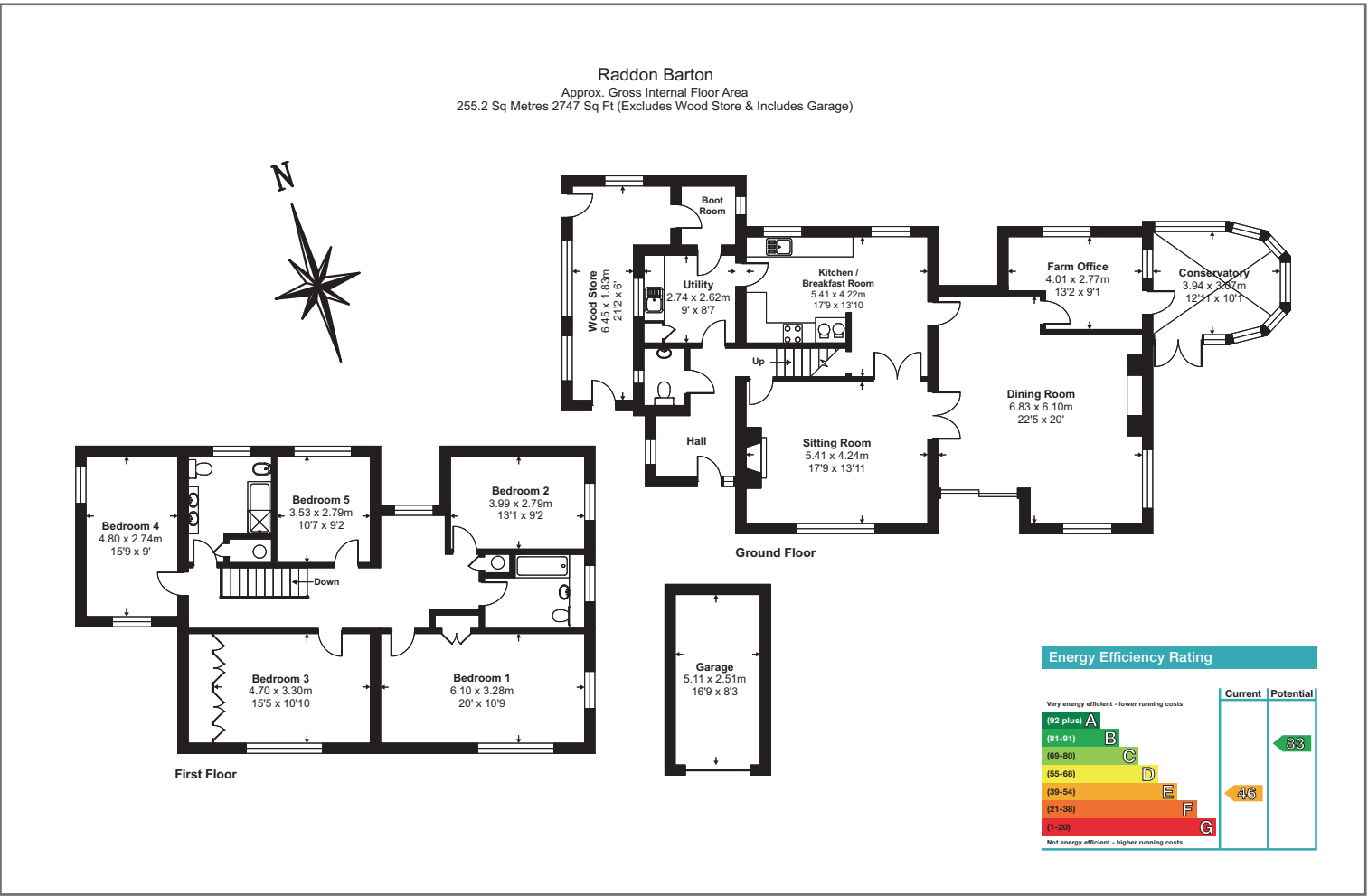


Front door to Hall and doors off to Cloakroom with WC and wash hand basin, Sitting Room with fireplace housing wood burning stove. Dining Room with wood burning stove, alcove with shelving, French windows to patio area and garden, Farm Office with door through to Conservatory, French window opening to patio area and garden. Kitchen / Breakfast Room fitted with oil-fired Aga, wall and base units with built-in Hotpoint cooker, oven and extractor fan, single sink and drainer. Utility Area with central heating boiler, base and wall units with single sink. Boot Room. Back door to Woodstore.

From the Hall, stairs lead up to the first floor and Bedroom 1 (double) with built-in wardrobe. Bathroom with bath, wash hand basin and WC. Airing Cupboard housing hot water tank. Bedroom 2 (double). Bedroom 3 (double) with built-in wardrobes. Bedroom 4 (double). Family Bathroom with bath and shower over, bidet, WC, 2 x wash hand basins, airing cupboard with hot water tank. Bedroom 5 (double).

Gardens and Grounds
Surrounding the property are beautiful gardens. To the front there are lawned gardens bordered by a number of mature hedges. To the side are further lawned gardens, poly tunnel, arboretum with wide variety of trees including beech, eucalyptus, rhododendrons, juniper and silver birch. Beyond the arboretum is a former croquet lawn. Please note the granite troughs are excluded from the sale.

Outbuildings
Outside is a single garage of block construction.



The Farm Buildings

There is an extensive range of farm buildings as follows (all dimensions are approximate).

Building	Dimensions	Description
1	36.54m x 15.38m	Covered Yard: Steel portal frame open fronted building with part concrete panel walls, timber clad elevations above under a cement fibre roof. Divided into four loose housing pens with feed barriers to front.
2	18.30m x 36.54m	Covered Silage Clamp: Steel portal frame with concrete floor, part concrete panel walls and timber clad elevations under corrugated cement fibre roof. PV panels 12KVA with feed-in tariffs – further details from the agent.
3	36.54m x 15.38m	Covered Yard: Steel portal frame open fronted building with part concrete panel walls, timber clad elevations above under a cement fibre roof. Divided into four loose housing pens with feed barriers to front.
Surrounding the cattle complex is an extensive area of concrete yards which include handling pens. Handling race is available by separate negotiation.		
4	30.23m x 18.00m	General Purpose Farm Building Divided into 3 sections: Steel frame with part block clad elevations under corrugated roof.
5	18.01m x 9.84m	Workshop: Part concrete block and timber construction under corrugated roof.
6	8.40m x 6.50m	General Purpose Store: Steel frame construction with clad elevations under corrugated roof.
7	36.60m x 25.80m	Straw and Machinery Barn: Steel portal frame construction with clad elevations and roof.
8	30.48m x 15.24m	Grain Store: Steel portal frame construction with clad elevations under corrugated roof. Two electric roller doors, internally fitted with grain store pad with concrete floor and concrete panel walling approximately 18.29m x 15.24m.
Outside the grain store area is an area of hard standing suitable for silage bale storage, machinery and vehicle turning and parking.		



The Land

The farmland extends to 108.70 acres (43.78 Hectares) including 7.41 acres of woodland and 0.98 acres of tracks. The farmland is a mixture of Grade 2 and 3 soils with all fields, with the exception of Field No 7198 having been farmed in a rotation of grass, root crops and root and cereal crops. The land rises up to Raddon Hill and at the top of the hill the land is in an arable rotation.

The soil type is predominantly well drained red loamy soils.

The broadleaf woodland and pond offer sporting and conservation appeal.

General Remarks

Services

Water – Spring water to the farmhouse, buildings and land. Mains water is available but not connected.

Electricity – Mains split phase.

Drainage – Private.

Tenure

Freehold with vacant possession on completion.

Access

Direct access to the public highway.

Rights Of Way

Two public footpaths cross the farm.

Local Authority

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP. Tel: 01884 255255.

Basic Payment Scheme

The entitlements are included in the sale. The current year's payment will be apportioned pro rata depending on completion.

The purchaser will take over the vendors' cross compliance responsibilities.

Planning

Raddon Barton Farmhouse is subject to an Agricultural Occupancy Condition (AOC).

Designations

The farm is located in an NVZ.

Specific Rights

Raddon Barton has a right of way along the lane between points A – B on the land plan. Raddon Hill Farm and Raddon Hill Lodge have a right of way over the land C – D.

Ingoing Valuation

Upon completion of the 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 on 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 at consuming value calculated in accordance with the CAAV Publication No 183. The valuation will be based on an analysis or if appropriate, analyses. The vendors are 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 vendors, 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.

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.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

Directions

From Exeter head north on the A396 until reaching the Ruffwell Inn and the turning on the left signposted Thorverton.

From Tiverton head south on the A396 until reaching the turning at the Ruffwell Inn and turn right signposted Thorverton.

Continue to Thorverton and pass through the village heading west. After passing the Exeter Inn take the first turning on the right signposted Shobrooke. Continue along this road for approximately 1 mile and the entrance to Raddon Barton Farm will be found on the right hand side.

