



Higher Newland Farm







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Witheridge, Tiverton, EX16 8QF

Tiverton: 9 Miles, M5/J27: 16 Miles, Exeter: 20 Miles

A 38-acre farmstead with a range of agricultural buildings, three-bedroom bungalow (AOC), barn with Class Q consent and woodland all set in a convenient location.

- 38-acre farm
- Available as a whole or in two lots
- Three-bedroom bungalow (AOC)
- Several Outbuildings
- Potential for further development
- Barn with Class Q granted
- Superb views
- Good access to major road networks
- Council Tax Band D
- Freehold

Guide Price £1,200,000

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SITUATION

This property is nestled in a tranquil spot, surrounded by untouched and gently undulating countryside. It occupies a strategic position between Witheridge and Rackenford. Witheridge boasts an array of local conveniences, including healthcare services and educational institutions, while Rackenford offers a similarly charming ambiance and a thriving community.

Newland Farm enjoys convenient access to the North Devon Link Road, facilitating easy travel to larger towns like South Molton, Barnstaple, and Tiverton. Further along the route, you'll find the junction for the M5 motorway (J27), and nearby, at Tiverton Parkway, you can access mainline rail connections. To the north are the breath-taking landscapes of Exmoor National Park.

DESCRIPTION

An exceptional farmstead spanning 38.66 acres is offered either as a complete entity or in two distinct lots. This extensive property includes a spacious three-bedroom bungalow, an array of agricultural structures, 3.66 acres of pristine woodland, and 35 acres of fertile pastureland. Additionally, there is an agricultural barn with Class Q consent, permitting its conversion into a residential dwelling.

This versatile property presents an excellent opportunity to construct a magnificent new residence in an idyllic setting or to establish a thriving rural enterprise in agriculture or equestrian pursuits. Whether you seek a luxurious countryside retreat or wish to embark on a prosperous rural venture, this farmstead provides the ideal canvas to fulfill your aspirations.

LOT 1 - THE BUNGALOW AND APPROXIMATELY 15.4 ACRES

This detached bungalow has a practical design with rendered exteriors and a concrete tiled roof. It offers versatile living space, and there's potential for expansion, depending on obtaining the necessary permits. Inside, you'll find uPVC double glazed windows and soffits, as well as oil-fired central heating for comfort.

The land surrounding the bungalow extends south and westward, comprising mostly level or gently sloping pastureland, bordered by well-maintained Devon hedgerows. Lot 1 also includes a half-acre section of woodland with a stream running through it, providing a serene retreat.

This property offers opportunities for customization and enhancement, allowing you to make it your own in this peaceful countryside setting. Whether you're looking for a comfortable family home with room to grow or considering agricultural or other rural ventures, this bungalow and its surroundings provide a practical foundation to achieve your goals.





LOT 2 - THE BUILDINGS AND APPROXIMATELY 23.2 ACRES

North of Lot 1, the farmstead features modern precast concrete structures with fibre-cement roofs, suitable for agriculture, equestrian, or smallholding use. A planning application (Ref: 75766) approved by North Devon District Council permits the conversion of one building into a residential dwelling under Class Q of the Town and Country Planning Act Order 2015.

This offers a unique opportunity to create a modern family home with expansive rural views. The site includes other buildings, pastures, and woodland along the Little Dart River. The approved building has an 8-bay layout, offering a spacious entrance hall, open kitchen/dining/living area, utility room, master suite, two additional bedrooms, and a study/bedroom 4 with an attached carport and store.

Other structures include a 3-bay American-style barn with stabling for 6 horses with foaling box behind, a 4-bay general-purpose building, and a former granary with an adjoining silo. The land to the north and west consists of productive pasture with Devon hedged boundaries, amenity woodland, and the Little Dart River, making it appealing to a variety of buyers. Lot 2 covers around 23.20 acres.

AGENTS NOTE

The bungalow, known as Newland Farm, is subject to an Agricultural Occupancy Clause which states, "the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971.

SERVICES

Mains water and electricity are currently connected to the property. In the event of the property being sold in two lots, this will require the subdivision and re-routing of supplies. The bungalow currently has a private drainage system, while the barn will be required to be connected to a new drainage system within the curtilage of Lot 2 at the buyer's expense, in compliance with Environment Agency requirements.

LOCAL AUTHORITY

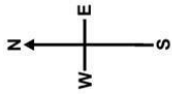
North Devon District Council - Lynton House Commercial Road, Barnstaple EX31 1DG

VIEWINGS

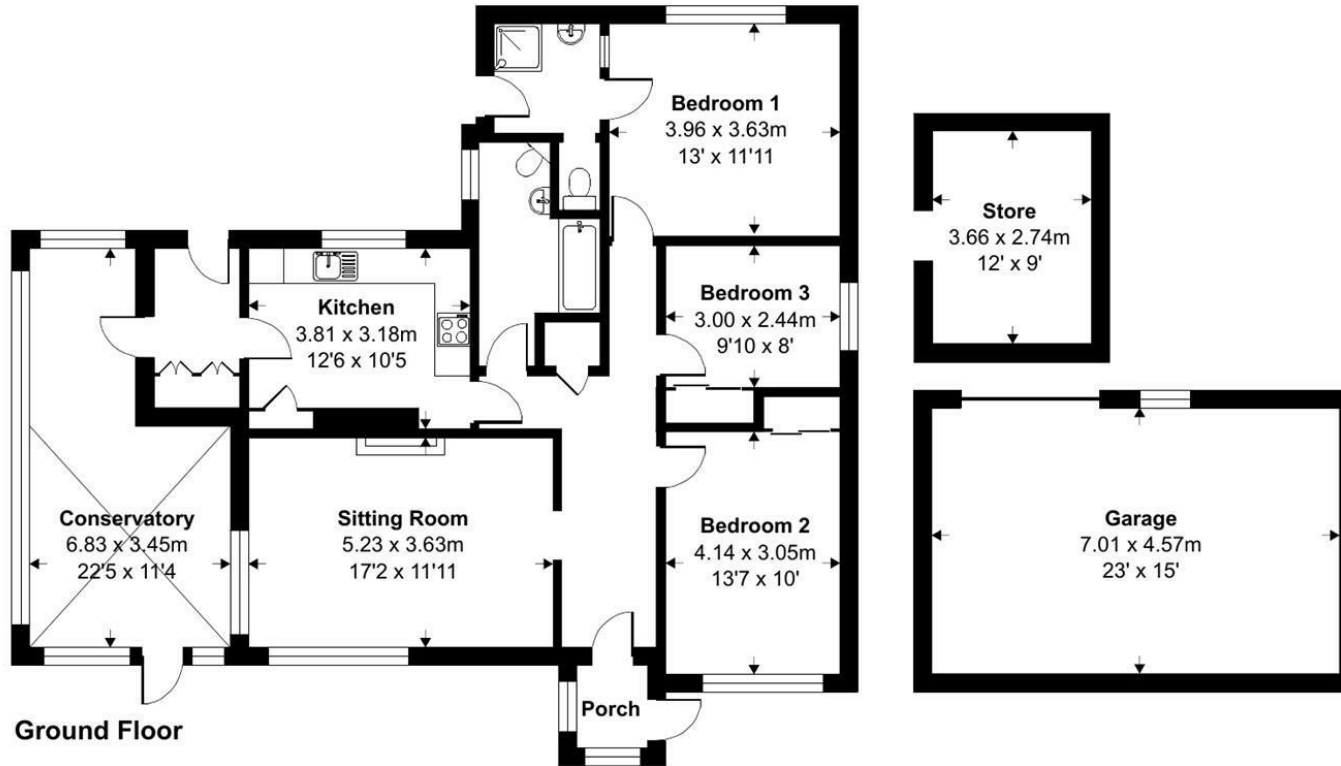
Strictly through the agents, Stags Tiverton.

DIRECTIONS

From Tiverton take the North Devon Link Road (A361) towards Barnstaple. At Stonelands Cross, take the left turning signposted Rackenford and then right onto Bulworthy Knapp for 200m and then turn left. Continue for 2.3 miles and then carry on past the cross roads at Elworthy Hill until reaching Elworthy Cross and then turn right onto signposted towards Witheridge. Continue on this road for 1.6 miles and then turn right onto Down Hill. The entrance to the farm can be found immediately after turning on the right-hand side.



Approximate Area = 1318 sq ft / 122.4 sq m
 Garage = 345 sq ft / 32.1 sq m
 Store = 108 sq ft / 10 sq m
 Total = 1771 sq ft / 164.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1038739



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



