



Bulstone Springs Farm, Bulstone, Branscombe, EX12 3BL

Guide Price
£730,000

**Symonds
& Sampson**

ESTABLISHED 1858

A diverse organic poultry farm set in a hidden valley close to Branscombe and the coast. Cabin (with potential), substantial commercial building (6,485 sq ft) with butchery, cold room and commercial kitchen. Farm Buildings. Glamping areas surrounded by pasture and woodland. In all 40.03 acres.

Bulstone Springs Farm, Bulstone, Branscombe, EX12 3BL

- Diverse organic poultry farm in a tranquil location near the coast
- Versatile 6,485 sq ft commercial building with processing and kitchen facilities
 - Farm buildings and further outbuildings
 - Eco glamping site with off grid facilities
 - Former fish farm
 - Timber clad mobile home with potential
- Woodland, pastureland, orchards, natural springs with a stream running through
 - In all 40.03 acres (16.20 ha)

Viewing strictly by appointment through Symonds & Sampson Axminster Agricultural Office on 01297 33122





Situation

Bulstone Springs Farm is nestled in a peaceful, secluded location at the head of its own spring fed wooded valley close to the popular seaside village of Branscombe on the Jurassic World Heritage Coast. Branscombe has an active community based around two popular inns, a café at the beach, village hall, church, and primary school. There are excellent opportunities for walking, fishing and swimming. The nearby Regency resort of Sidmouth with its long esplanade and wide beaches provides a good range of amenities including restaurants, independent shops, cinema, leisure centre and swimming pool as well as a Waitrose. Whilst surrounded by beautiful countryside in the East Devon National Landscape (formerly an AONB), the property is easily accessible, close to the A30/A303, whilst the market town of Honiton has a mainline rail link to London Waterloo. The Cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.

Property

Bulstone Springs Farm has produced organic high welfare chicken and eggs for the high end hospitality industry and direct sale to the public. Formerly the farm also produced table carp but more recently has diversified with a seasonal glamping business and providing a local food distribution centre. This flexible property offers a rare opportunity to acquire a versatile agricultural holding in a sought after coastal location.



Outside

The property is approached via the farm drive which gives access to the two storey Commercial Building (27.08m x 13.26m) steel framed and block wall construction with a concrete yard. This substantial building has been used as the packing and distribution centre for In My Backyard, a local independent food producers' cooperative. The L-shaped mezzanine floor (27.33m x 7.24m) has a Processing Room (4.55m x 3.61m), Commercial Kitchen (4.55m x 3.51m) and Cold Store (3.35m x 1.88m) to process the high welfare chicken on site. Continuing down the drive, below the pond is the Farm Building (8.73m x 6m) block and timber construction under a fibre cement roof, with a loft over which faces down the valley over the free range chicken enclosure. On the other side of the stream is the Converted Portakabin (7.14m x 2.18m) which houses a kitchen, shower room and laundry for seasonal workers. There is an small orchard and beyond are the concrete tanks for the former fish farm which raised table carp. Further down the valley there are two separately located Wild Earth eco glamping pitches with wooden 5m bell tent platforms, as well as a camp kitchen, woodland shower and compost toilet.

The Cabin

A timber clad two bedroom mobile home with a useful extension and a generous parking area to the front has been on site since 2001. Council tax has been paid.

The Land

The upper valley is largely wooded with areas kept wild to encourage biodiversity, creating a haven for wildlife and a rural retreat. There is an area of ancient woodland at the farm. The farm track follows alongside the pretty stream, fed by several springs, which meanders down the valley. As the valley opens out there is a large area of pastureland, a former vegetable growing area and further areas for poultry. There are glorious views from the land facing down the valley towards Branscombe.

Services

Mains: single and three phase electricity. Mains water. Secondary private water supply spring fed. Private drainage. LPG for hot water.

Planning

Planning Permission was granted for a temporary mobile home (AOC) which expired in 2018. EDDC Ref: 15/0010/FUL. Prospective purchasers will need to obtain their own planning advice.

Rights of way

No footpaths cross the property.

Sporting Rights

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton, golf at Honiton or Sidmouth, sailing on the coast at Sidmouth or Lyme Regis

Agricultural Schemes

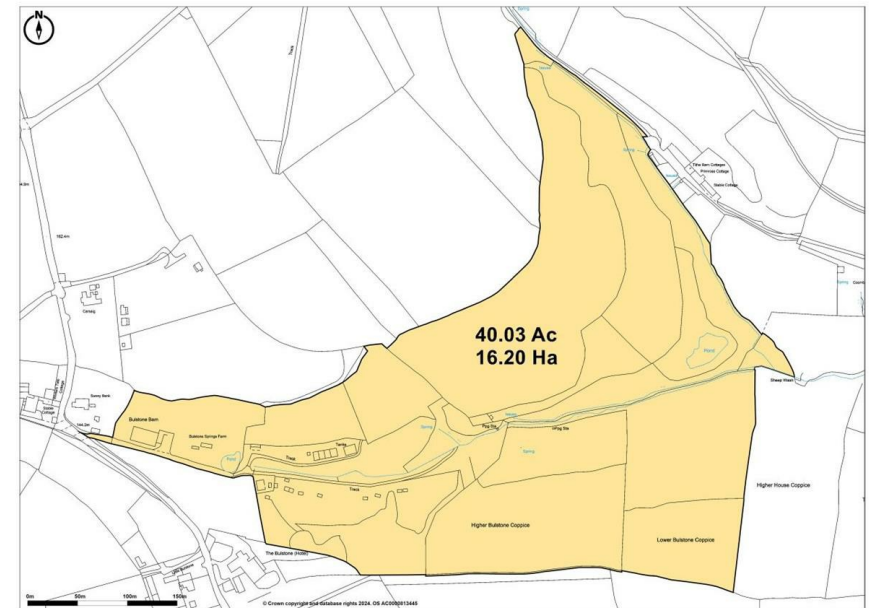
The farm is currently entered into a Mid Tier Countryside Stewardship Scheme which runs until January 2029. Substantial capital grant in place for a new track; further capital grants available. Registered Organic by the Biodynamic Association. Delinked payments will be retained by the current owners.

Education

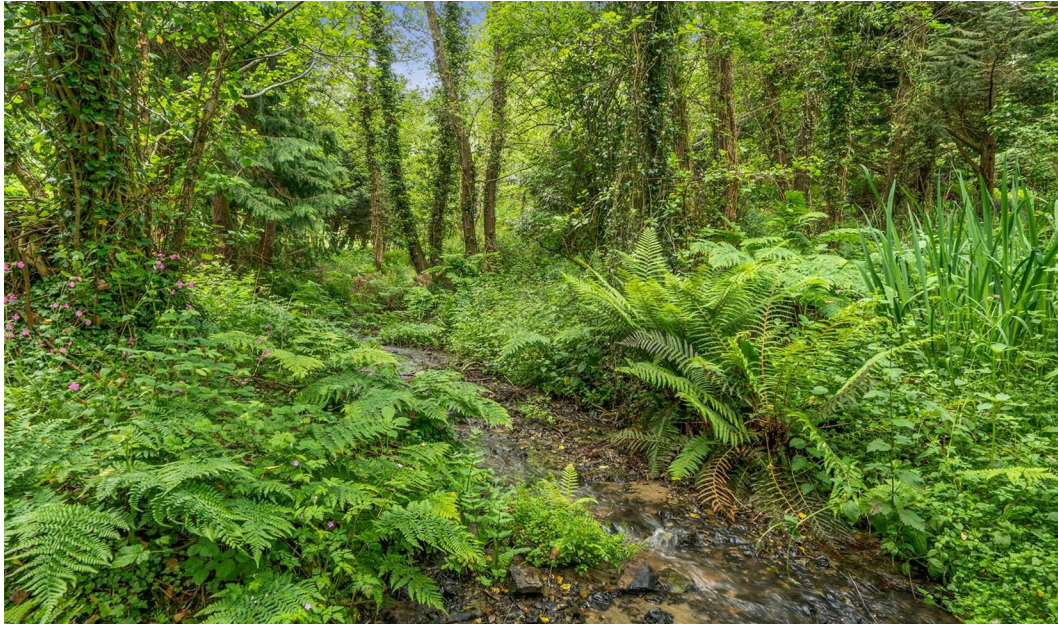
State schooling at Branscombe Primary, Sidmouth College and Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter Schools.

Local Authority

East Devon District Council Tel. 01395 516551 Council Tax Band: A



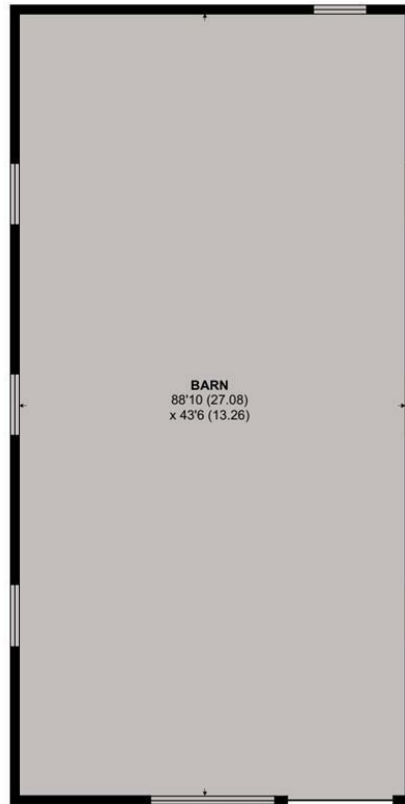
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LANDMARK INFORMATION



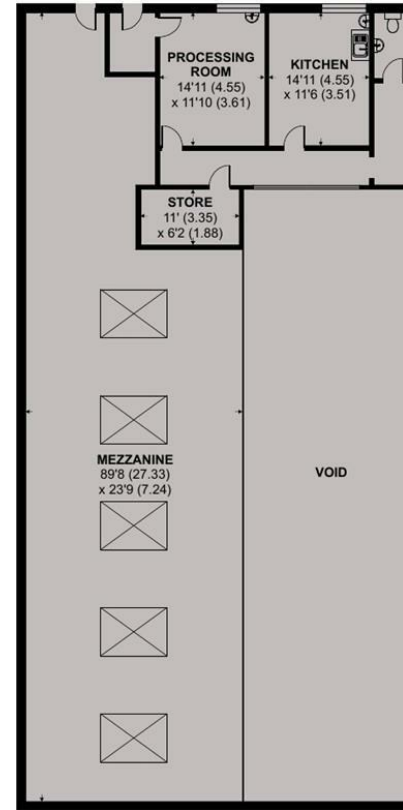
Bulstone Springs Farm, Branscombe, Seaton

Approximate Area = 612 sq ft / 56.8 sq m
 Outbuilding = 6485 sq ft / 602.5 sq m (excludes void)
 Total = 7097 sq ft / 659.3 sq m

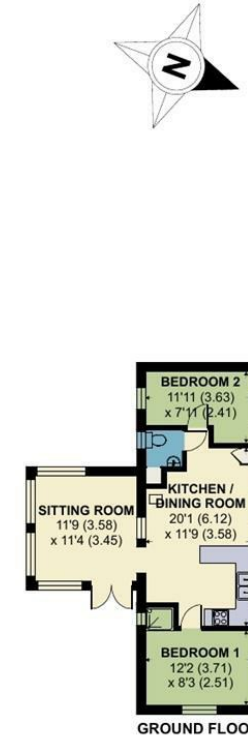
For identification only - Not to scale



OUTBUILDING - GROUND FLOOR



OUTBUILDING - FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1132173



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-150 A		80
81-101 B		
62-80 C		
45-61 D	57	
29-44 E		
13-28 F		
1-12 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Symonds & Sampson

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