

Bishops Court Farm

Fluxton, Ottery St Mary, East Devon





Bishops Court Farm

Fluxton, Ottery St Mary,
East Devon EX11 1RJ

An attractive 139.96 acre residential/livestock farm well situated between Sidmouth and Ottery St Mary. Two semi-detached 3-bedroom cottages enjoying fine views over the Otter Valley. Range of versatile farm buildings, between well respected point-to-point course and productive pasture/arable land.



139.96 acres (55.43 ha)

- Two semi-detached 3-bedroom cottages
- Versatile farm buildings, some with Class Q conversion potential (STPP)
 - East Devon Point-to-Point course for over 40 years
 - Productive pasture (all well-fenced) and arable land
 - Lovely position overlooking the Otter Valley

Freehold

For Sale by Private Treaty as a Whole or in up to Six Lots.
(Further lotting considered)

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SITUATION

Bishops Court Farm enjoys a lovely position in the Otter Valley, near to the hamlet of Fluxton, 2 miles from the town of Ottery St Mary in the East Devon National Landscape (formerly an AONB). Ottery St. Mary has a thriving community with a range of independent shops, pubs and cafes, Sainsbury's supermarket and medical centre. To the south, the popular resort of Sidmouth (5 miles) on the Jurassic Coast offers a cinema, theatre, sports facilities and Waitrose supermarket. There are good road connections with the A30 providing access to the Cathedral city of Exeter (12 miles) with its excellent shopping, leisure facilities, international airport, mainline train station and access to the M5.

THE PROPERTY

Bishops Court Farm has been farmed by the Carter family since the 1950's, firstly as tenants and latterly as owners. Much of the farm, including the farm buildings, was originally part of the larger Bishops Court Estate, which was split up in 1990s. The property offers the rare opportunity to purchase a substantial agricultural holding in the Otter Valley.

LOT ONE - 1 New Cottages and 0.16 of an acre

1 New Cottages is a semi-detached cottage, with rendered elevations under a concrete tiled roof. Downstairs the fitted kitchen opens into an adjoining dining room. The cosy sitting room has a feature gas fireplace. Upstairs there are three bedrooms and bathroom. The main reception rooms and double bedrooms overlook the garden and land towards the River Otter. The property benefits from double glazing. The generous attached garage offers space for a laundry but could be converted into further accommodation if required. Outside is a parking area to the front of the property. There is a kitchen garden to the side, and the rear garden is largely laid to lawn.

LOT TWO - 2 New Cottages and 0.10 of an acre

2 New Cottages is a semi-detached cottage, almost mirroring its twin. The garage has been converted into a



boot room and a generous living room with patio doors opening onto the terrace and garden. A dining room adjoins the fitted kitchen and there is a sitting room with feature gas fireplace. Upstairs there are three bedrooms and a bathroom. The main reception rooms and double bedrooms overlook the garden and land towards the River Otter. The property benefits from double glazing. Outside there is parking to the front of the property with a timber carport and stores. There is a rear garden which is largely laid to lawn.

Please see floorplan for accommodation and measurements.

LOT THREE - Bishops Court Farm 72.78 acres (29.45 ha)

This lot includes the main part of the farm, situated between Ottery St Mary and Fluxton with direct access at various points from the highway. The land lies adjoining New Cottages and Bishops Court. Set around substantial hardcore yards are the versatile range of farm buildings, they comprise:-

1. **5-bay Covered Yard** (30m x 10.52m) steel framed with block elevations, galvanised iron roof and cladding
2. **Fodder Barn with lean-to cattle building** (18.3m x 16.8m) concrete framed with part block elevations and fibre cement roof and cladding. Adjoining concrete/ hardcore cattle yard.
3. **Office/Store** (11.6m x 4.9m) block elevations under a box profile roof, divided into four rooms with plastered walls. WC and hand basin.
4. **Traditional Barn** (15.6m x 5.2m) brick construction open fronted barn with tile roof, with wooden partitions.
5. **General Purpose Dutch Barn with lean-to** (32.3m x 20.8m) steel framed with block elevations under a galvanised iron roof used as stabling with six loose boxes, livestock housing and secure workshop with mezzanine area.

South of the buildings is a large yard area with hardcovered surface, used and known as the Point-to-Point **lorry park**. The farm buildings are situated outside the Natural





Landscape and therefore are considered to offer potential under the Class Q permitted development rights, thus enabling conversion from agricultural to residential use (STPP).

The adjoining farmland extends to about 70.96 acres of mainly level or gently sloping permanent pastureland bounded by mature hedges and stockproof fencing. The majority of the land is low lying in the River Otter floodplain, there are areas of rushes, with the land becoming drier as it slopes up towards the cottages and road. Numerous mature trees, including some lovely oaks. The Point-to-Point course basically follows the perimeter of the land, with the open ditch and paddock still evident, the race meeting traditionally being held in early March each year.

LOT FOUR – Land at Fluxton 26.80 acres (10.85 ha)

A block of level or gently sloping productive pastureland situated just to the north of Fluxton, divided into two enclosures with frontage to the River Otter. Some areas of rushy pasture. Access directly from the highway and off the Sewerage Works Lane. Bounded by mature hedges and stockproof fencing.

LOT FIVE – Land at Fluxton 23.56 acres (9.53 ha)

A further block of level or gently sloping productive pastureland situated just to the south of Fluxton, adjacent to the Sewage Works. Divided into three enclosures together with a very useful **hardstanding yard area** (that extends to 0.28 of an acre). Access directly from the highway and off the Sewerage Works Lane. Bounded by mature hedges and stockproof fencing, with some areas of rushy pasture.

LOT SIX – Land at Fluxton 13.54 acres (5.48 ha)

Two excellent gently sloping arable/pasture fields situated on the higher side of the road just south of Fluxton. With long road frontage and access at two points. These fields have been reseeded and have recently been fenced with new stockproof fencing.



SERVICES

Lot One & Two: Main electricity. Main water. Main drainage. Gas fired central heating

Lot Three: Main electricity. Main water. Private Water from a well. Main Drainage

Lots Four & Five: Natural water supply

Lot Six: Main water to field troughs.

TENURE

Freehold with vacant possession upon completion, completion anticipated February/March 2026.

RIGHTS OF WAY

No public rights of way cross the farm.

DESIGNATIONS

Bishops Court Farm is located in the East Devon National Landscape. The land is in the Nitrate Vulnerable Zone (NVZ).

AGRICULTURAL SCHEMES

The farm is entered into Environmental Stewardship. Two mid-tier schemes, one scheme ends in December 2025 and the second ends in December 2027.

BASIC PAYMENT SCHEME

The delinked payments will be retained by the vendors. The land is registered on the Rural Land Register and can be

transferred to the new owner, with the purchasers being responsible for the agents fees involved being £200 + VAT.

MATERIAL INFORMATION

1. 1 and 2 New Cottages are situated in an area with a low probability of flooding. Some areas of the lower land does flood.
2. We are not aware of any planning applications in the postcode that affect the property.
3. There is mobile coverage in the area, please refer to Ofcom's website. Standard broadband is available
4. A small section for Lot 4 is held on a Possessory Title only.

DISPERSAL SALE

The vendors reserve the right to hold a dispersal sale of live and deadstock on the holding prior to completion.

OVERAGE/UPLIFT

The farm will be sold with an overage/uplift clause on the farm buildings and yard areas. If residential planning permission is granted within 25 years, the vendors would be entitled to a 25% uplift.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Taunton or Exeter. Golf at Honiton or Seaton. Sailing on the coast at Seaton or Topsham.

LOCAL AUTHORITY

East Devon District Council. Tel 01404 515616

Council Tax Bands: 1 New Cottage C. 2 New Cottage C.

EDUCATION

Primary schooling at Tipton St John Primary. Good state secondary schools at The King's School, Ottery St Mary and the excellent Colyton Grammar School. Independent schools in the area include St John's at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

DIRECTIONS

From Ottery St Mary take the B3174 Mill Street towards Exeter, just after the River Otter bridge turn left into Strawberry Lane (signposted West Hill). At the next crossroads turn left (signposted Fluxton & Tipton St John). The farm will be on the left after about a mile, marked by our sale boards.

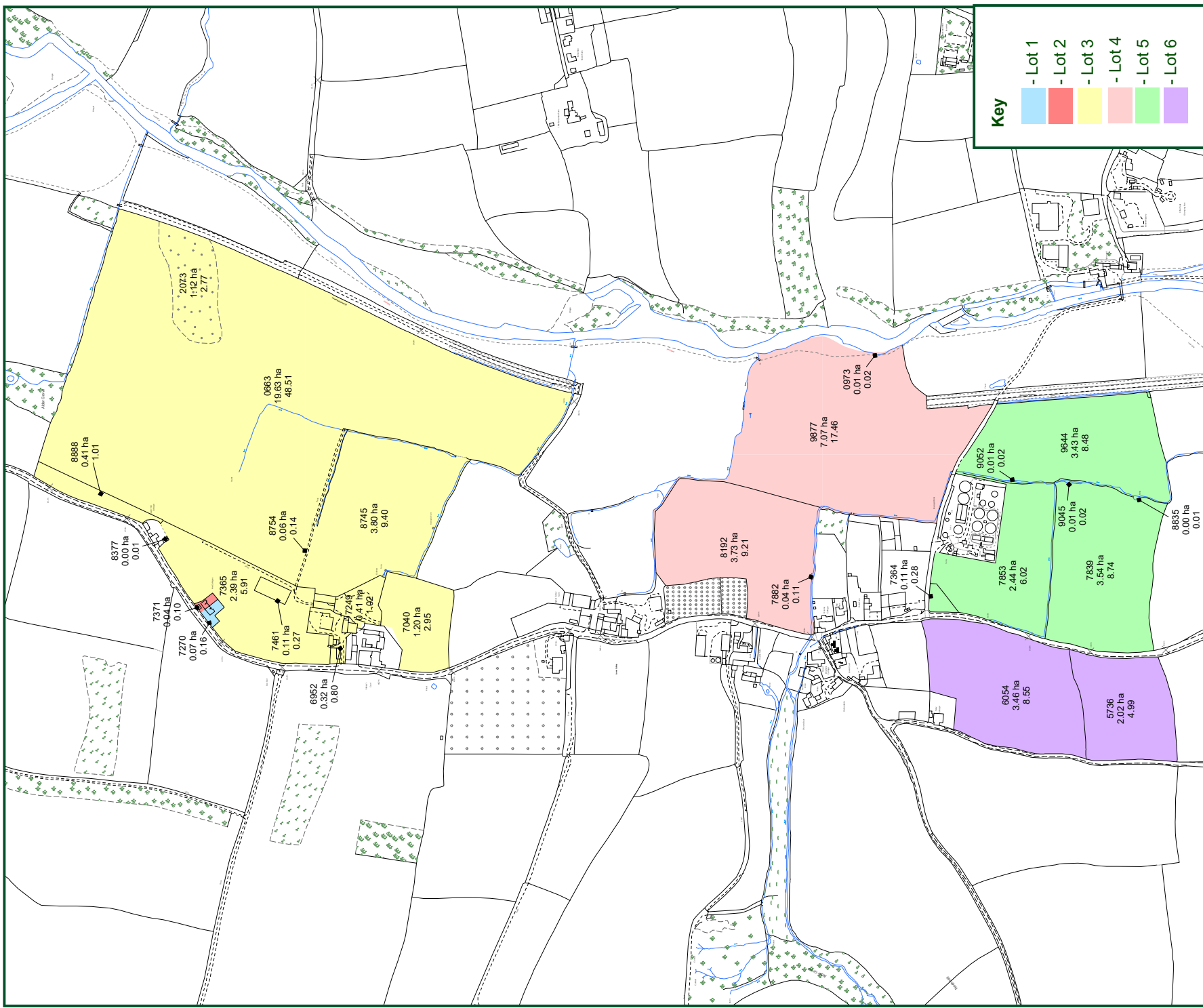
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VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122







Bishops Court, Fluxton



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Drawing No. Z26346-01 Date 19.09.25

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Scale 1:7,500
@ A4

1 New Cottages, Bishops Court, Fluxton

Approximate Area = 914 sq ft / 84.9 sq m
Garage = 353 sq ft / 32.7 sq m
Total = 1267 sq ft / 117.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Symonds & Sampson. REF: 1355054

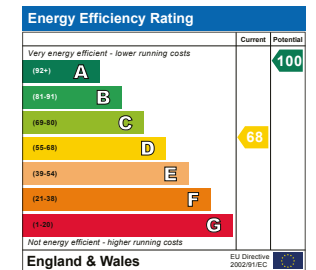
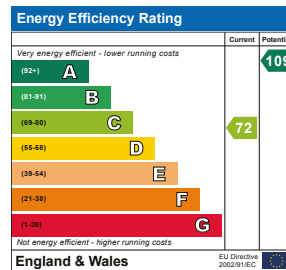


2 New Cottages, Bishops Court, Fluxton

Approximate Area = 1264 sq ft / 117.4 sq m
For identification only - Not to scale



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AX/ACG/1025



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