

# Home Park Farm

Ipplepen

Newton Abbot

TQ12 5TR

RENDELLS



Under the same ownership for about 60 years once being a productive dairy farm and now currently a stock farm with some horses.

**For Sale by Private Treaty as a Whole**  
**Asking Price £1,400,000**

2 ½ miles Newton Abbot, 5 miles Totnes, 6 miles A38 Devon Expressway  
6 ½ miles Torquay, South Devon

# Home Park Farm

RENDELLS

Ipplepen, Newton Abbot TQ12 5TR

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The farm is for sale due to the retirement of the current owner. The farm has been in the ownership of the same family for about 60 years originally being a dairy farm then following the sale of the herd continued as a stock farm and of late he and his wife have let some of the land for horses. The land overlies limestone in addition a number of trees in the form of copses which add to the overall appearance acting as shelter for livestock, the farm lying to the east of the quiet country road running from Ipplepen Cross in the North towards the village of Ipplepen so whilst being in a quiet rural area is within easy travelling distance of major roads and local towns.

- **76.62 acres (31.01 ha) livestock farm**
- **3 Bedroom Bungalow**
- **Extensive Farm Buildings**
- **Mainly level Pasture with some Woodland**
- **Livestock Farm with partial equestrian use**
- **Same ownership for 60 years**

The Farm residence was architect designed as two separate Bungalows for two families having an inter-connecting door with the scope for combining into one large residence. The property is constructed of block with rendering under a tile roof with mainly metal frames, although some have been replaced with uPVC double-glazing. Good views are enjoyed in the North-west direction to Dartmoor and to the South towards Ipplepen and the local countryside.

Outside is a large garden area with lawns complemented by shrubs and borders. There are a number of paved walkways, whilst the garden is a pleasant feature of the property its potential could be enhanced.



## GENERAL REMARKS & STIPULATIONS



### Tenure:

The property is freehold and offered for sale with vacant possession on completion in the Autumn of 2024. The major part being Unregistered title the two southerly field are registered under DN 520795 & DN446754.

### Boundary Ownership:

Where known is marked by a 'T' on the plans.

### Plans:

A plan of the whole holding has been prepared from Ordnance Survey plans. This is not to scale but gives guidance of the overall extent of the property. Would-be purchasers are advised to make a thorough inspection to make themselves aware of the composition and extent of the property.

### EPC:

The EPC is Band F (38)

### Access:

A private road runs to the south of the bungalow and building towards Halwell and Denbury.

### Local Authority:

**Teignbridge Council**, Forde House, Brunel Rd, Newton Abbot TQ12 4XX [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). Tel: 01626 361101.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

### Council Tax & Business Rates:

No. Bungalow Council Tax is Band C 2064.42 2024/25  
Building no.6 has a ratable value of £6,000 2024/25 ref.524540

### Services:

#### Water:

Mains water supply is connected by the meter by road to the south, running under the land to the south into the farm building and bungalow and then into the adjoining bungalow. The purchaser shall be responsible for installing a water meter to charge for water.

#### Electricity:

Mains electricity is connected.

#### Drainage:

No1 & No2. are connected to a shared septic tank.

#### Gas:

The property is not connected however the mainline pipe does run under the farmland.

### Utility Providers:

#### Water:

South West Water, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR, Tel: 0344 346 2020.

#### Electricity:

Western Power Distribution, Avonbank, Feeder Road, Bristol, BS2 0TB, Tel: 0800 096 3080.

**Basic Payments & Environmental Stewardship:**

The land is registered with the Rural payments Agency and is not currently within any stewardship or environmental scheme.

**Sporting & Mineral Rights:**

There is believed to be limestone under the property and in addition the farm holds a restrictive covenant on mineral extraction off land to the east and south. The sporting right belong to the property and will be transferred with the purchase.

**Wayleaves:**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

**Directions:**

Leaving Newton Abbot for Totnes by the A381 road to Two Mile Oak, turn right beside the pub opposite the car sale garage. Continue along passing a right hand turn and turn left up the short hill and then turn sharp left at Ipplepen Cross, go down the hill then up the hill and turn right into the gateway leading to the drive across the neighbouring property.

**Fixtures & Fittings:**

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

**Sale:**

The agent and owner reserve the right to conduct a 'sale by auction' on the farm after exchange of contracts and before completion.

**Viewing Arrangements:**

Strictly by appoint through the sellers agent.

**Sellers' Agent:**

Rendells, 13 Market St, Newton Abbot TQ12 2RL Tel. 01626 353881 Email Land@rendells.co.uk Ref CCM



## Homepark No.2 Bungalow

**Entrance Hall:** about 11' 3" x 8' 3" (3.429m x 2.515m) with uPVC glazed door and side lights. Fixed telephone shelf, cupboards with meters over inner door, radiator and footwell for matt. Small entrance hall leading to inner hall.

**L Shaped Lounge/Diner:** about 21' 0" x 14' 0" (6.401m x 4.267m), tiled fireplace, power points, parquet floor.

**Dining Area:** about 12' 0" x 8' 10" (3.658m x 2.692m) Radiator, coving and Venetian blinds, coving parquet floor.

**Kitchen:** about 15' 0" x 9' 10" (4.572m x 2.997m). Esse oil-fired cooker, airing cupboard and copper cylinder, part tiled with stainless steel double drainer sink, large worktop and cupboards beneath. Views to Hayter and Seale-Hayne College, 2 double and 2 single power points. Walk in larder.

**Utility Room/Laundry Room:** about 7' 10" x 9' 9" (2.388m x 2.972m) Rear entrance, Belfast sink, plumbed for washing Machine and dishwasher, broom and fuel cupboards with shelves. Toilet & WC.

**Leading off the Entrance Hall through curved archway is the:**

**Hallway:** about 14' 6" x maximum 6' 4" (4.420m x 1.930m) Coat cupboard with Sound & Visual Burglar Alarm. Hatch to roof space.

**Bathroom** with enamel bath, electric shower, decorative washbasin with roses, heated towel rail, mirror and shaver point.

**Bedroom 1:** about 12' 0" x 12' 6" (3.658m x 3.81m) Fitted wardrobes with white enamel wash basin, coving, power points, pendant lighting, uPVC double-glazed window.

**Bedroom 2:** about 12' 0" x 12' 6" (3.658m x 3.81m) Fitted wardrobes with white enamel wash basin, coving, power points, tiled window and communication door to next door bungalow.

**Bedroom 3:** about 12' 1" x 8' 6" (3.683m x 2.591m) Large cupboard with shelves, uPVC double-glazing.

**Outside:**

**Double Garage:** about 20' 6" x 18' 6" (6.248m x 5.639m) with up-and-over door, concrete floor, asbestos roof, rough cast and general service drive.

Garden including mostly lawn and small orchard area. Flower borders, shrubs, Lilac, Beech and Elm trees. Concrete and paved walkways around bungalow with coal bunker to the rear and stand with oil tank.





## BUILDINGS

**1. Open front garage** 20' x 10' of concrete block construction with concrete floor, single pitch asbestos roof and an up and over door in poor order.

**2. Covered Yard, Implements Shed and General Store** 90' x 40' with earth floor. Timber frame uprights and roof support with timber purlins, galvaprime roof, spaced boarding above 5' high walls formed from timber boards, water supply pipe outside in concrete yard. Mains water and electricity connected.

**3. Building** of concrete and timber roof trusses and timber purlins under an asbestos roof. Concrete walls of about 8' in height, galvanised iron cladding. Mainly earth floor but concrete where the old silos stand. Overall dimensions 120' x 25'

**4.** Adjoining 3 is a **lean-to** of about 45' wide constructed of concrete stanchions timber roof supported under asbestos roof. This building contains 4 rows of 15 cubicles with galvanised iron divisions, water trough and standing/loafing area and at the southern end the building has been used for the housing of horses being 9 open top stalls with a store on a concrete floor.

**5.** Between the buildings 1 and 3 is an open area abutting what is a **building with a single pitch roof** 30' x 30' with concrete walls, galvanised iron cladding under asbestos roof.

Outside is a walkway to the stables.

**6. A lean-to** runs along the southern side of the building about 25' wide x 110' long with a galvanised roof, timber sides, spaced boarding, electricity and water with 6 stables, large open entrance at either side.

Standing on the land

**7. A Stable block** 50' x 45' constructed of timber sides with timber roof supports with fibre cement apex roof, concrete floor, central passage with 7 stalls, lockable tack room and store. Water taps, electricity, sliding double door entrance. Roof light.

**8.** Near the road to Ipplepen Cross - Row of **timber and single galvaprime rooms** with Perspex lights dimensions about 10' x 50' with 3 stables, fodder store at one end and tack room on the other, timber purlins and earth floor, also hen room and old shed.

**9.** A row of **four stables** with access from the public highway. The other building will be removed by the occupier.



## THE LAND

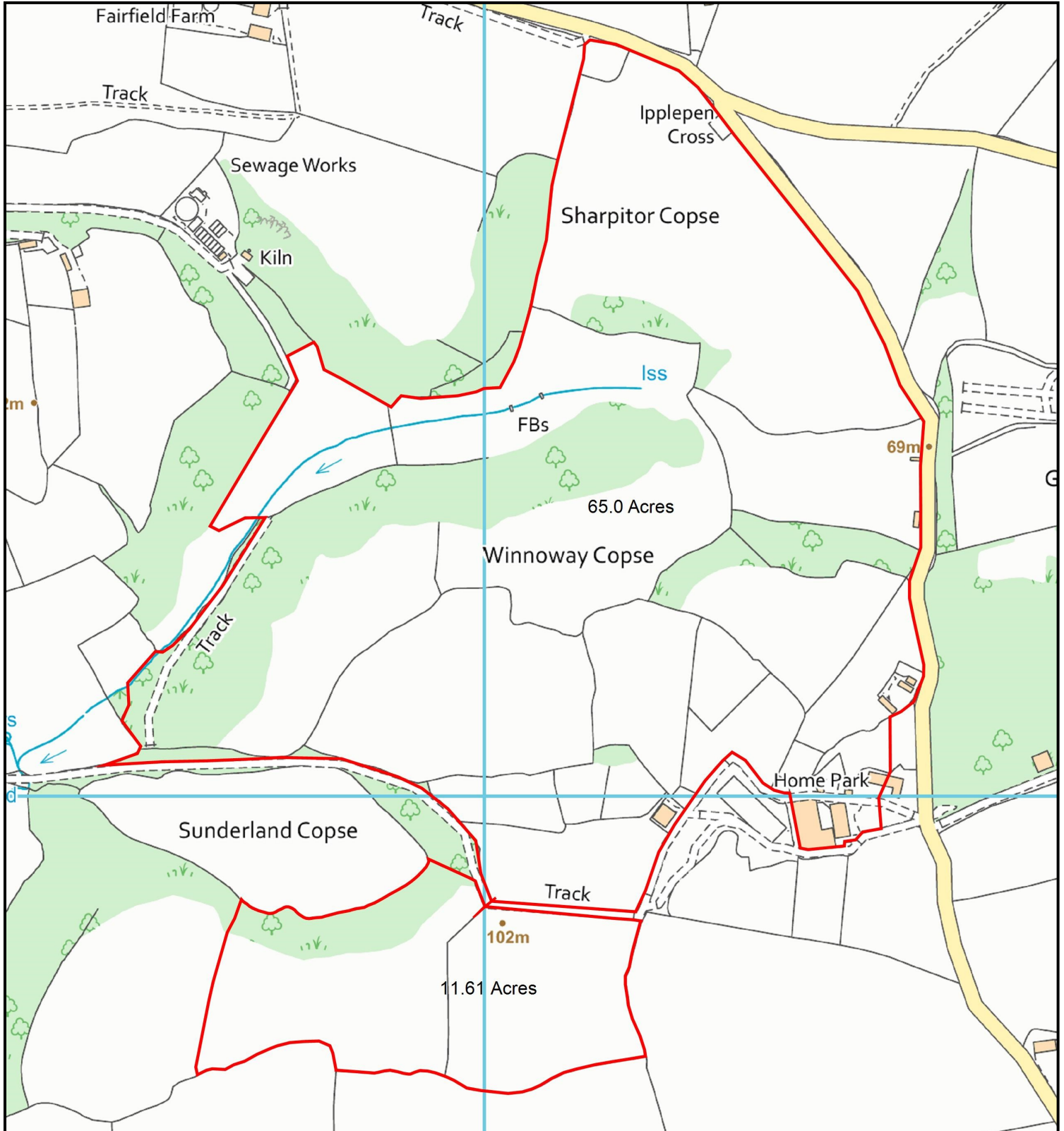
The land is virtually ring-fenced overlying limestone and under pasture and meadow grass with areas of attractive woodland providing shelter and shade for livestock and firewood for winter fires.

### SCHEDULE

SX Number	Field Number	Field Name	Description	Hectares	Acres
SX8267	8882	RUN 2	Pasture	1.989	4.915
SX8267	9198	RUN WOOD	Woodland	0.662	1.636
SX8268	8713	SUNLAND	Pasture	1.479	3.655
SX8268	8730	-	Pasture	1.166	2.881
SX8268	9124	S COPSE	Woodland	3.301	8.158
SX8268	9830	MEADOWS	Pasture	1.307	3.230
SX8268	9909	B YENENS	Pasture	2.860	7.067
SX8367	0684	RUN 1	Pasture	2.044	5.051
SX8367	0796	M MOUNT	Pasture	1.749	4.323
SX8368	1103	-	Woodland	0.052	0.128
SX8368	0135	SHARP C	Woodland	0.136	0.336
SX8368	0920	INNER H	Pasture	2.327	5.749
SX8368	0935	-	Pasture	0.011	0.028
SX8368	1339	K COPSE	Woodland	0.326	0.805
SX8368	1608	Y LENENS	Pasture	1.973	4.874
SX8368	1946	LKILN HILL	Pasture	5.500	13.591
SX8368	2521	WCOPSE	Woodland	0.840	2.076
SX8368	2826	WWAYS	Pasture	1.406	3.473
SX8368	2913	FIREWORK	Arable	1.883	4.653
<b>TOTALS</b>				<b>31.011</b>	<b>76.627</b>

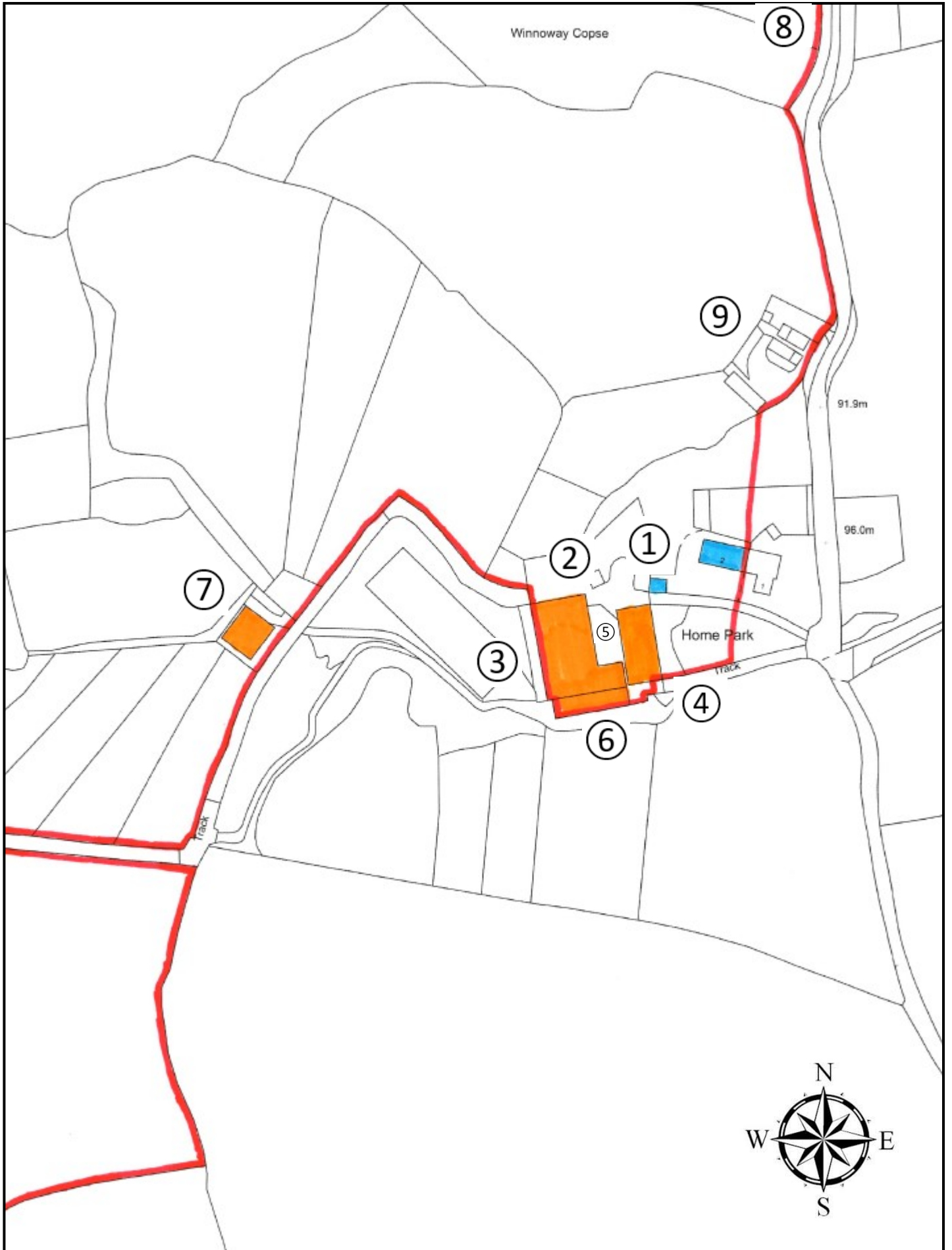


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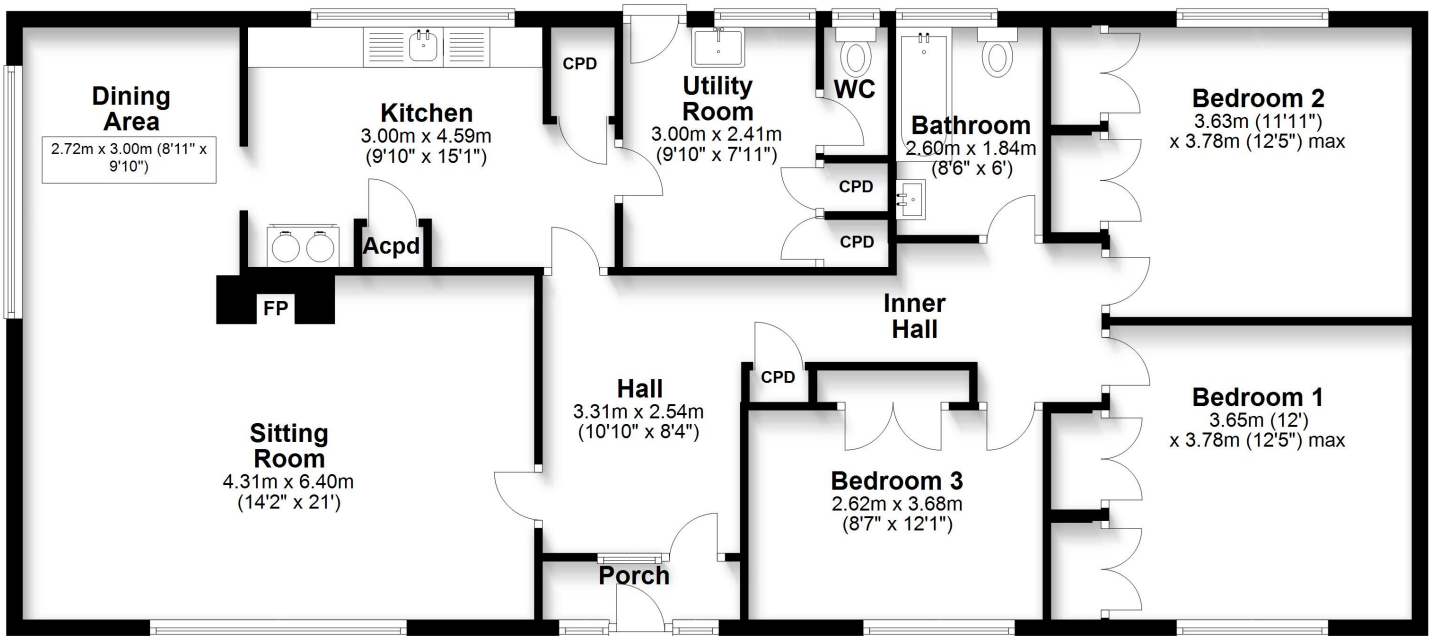
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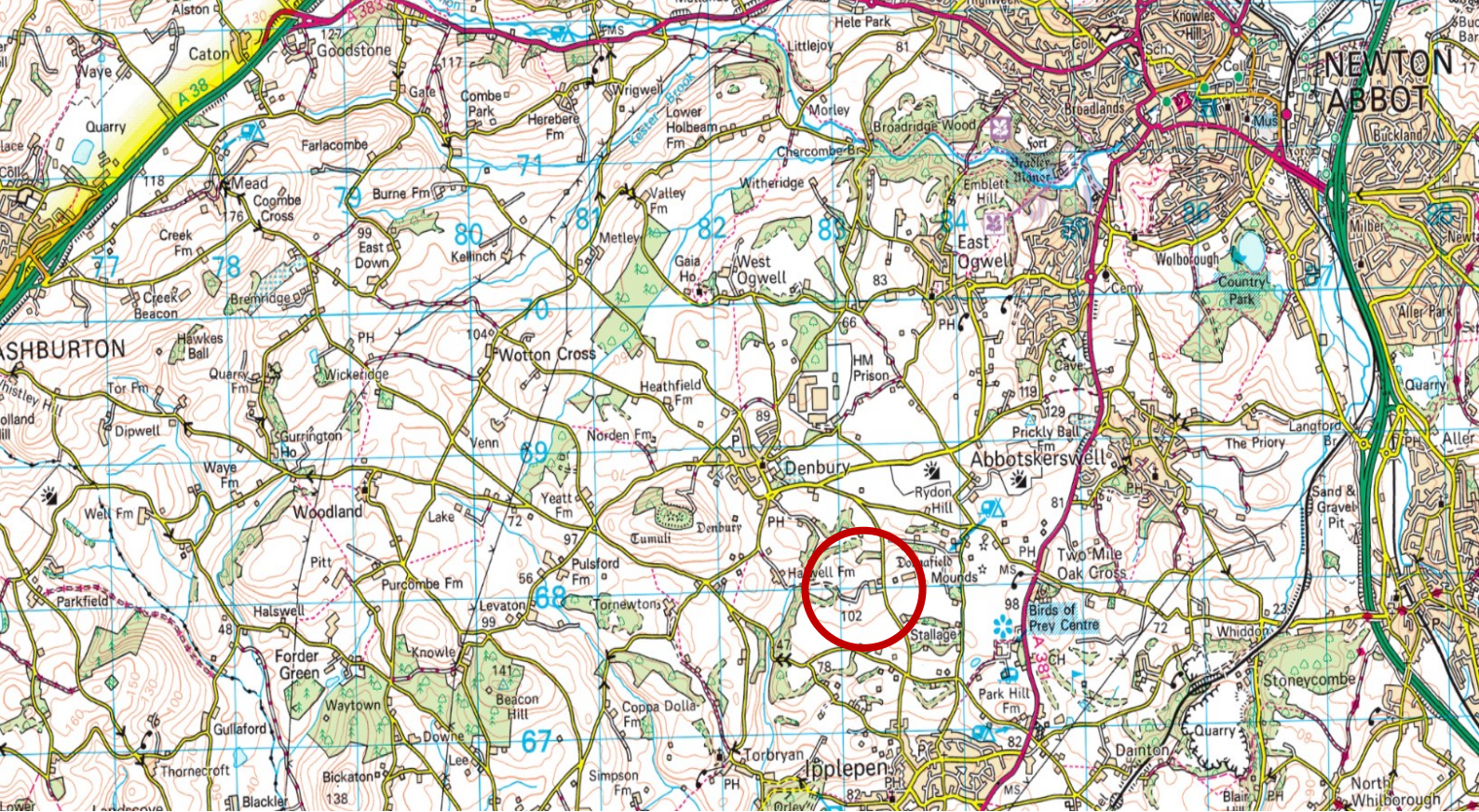




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# FLOORPLAN





### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.