



Court Farm







Court Farm

Bishops Tawton, Barnstaple, EX32 0AB

Barnstaple 2.0 miles | Bideford 10.2 miles | South Molton 11.2 miles | Tiverton 30.3 miles

TO LET: 255.59 acres of grass and arable land with a range of farm buildings located in Bishops Tawton near Barnstaple.

- Available on a five year Farm Business Tenancy commencing on 29th September 2026.
- Available as a whole or in four lots.
- To let by Informal Tender.
- Tender deadline - 12th June 2026.

£1 Per Month

Stags Tiverton Lettings

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The London Office

40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Court Farm (Lots 1 and 2) is predominantly centred around the village of Bishops Tawton with Lots 3 and 4 located to the east of Bishops Tawton, near to Codden Hill. Court Farm has access directly off the A377 which provides excellent links to Barnstaple and access to Chulmleigh, Crediton and Exeter.

DESCRIPTION

An opportunity to rent an equipped farm located in North Devon extending to a total of 255.59 acres (103.43 ha). Court Farm is being offered to let as a whole or in 4 lots on a five year Farm Business Tenancy (FBT) agreement(s).

Lot 1 - Court Farm

Shown coloured in red on the plan and comprises approximately 181.86 acres (73.59 ha) of predominantly grass land and farm buildings. The immediate land is located to the south of the farm buildings with grass land running either side of the railway with the River Taw on the Western boundary. There is a central livestock track running the length of the land with a number of water troughs and natural water supplying the parcels. The land has good road access off the A377. Two further parcels of land are located the other side of the A377, one being grass and the other being arable. The soil is described as being loamy and clayey.

The farm buildings are shown outlined in red on the plan opposite and comprise:

BUILDING 1 – 8.80m x 22.57m (29' x 74') - Open ended, five bay steel portal frame silage building with concrete floor and concrete panel walls up to 6ft with Yorkshire boarding to eaves. No services connected.

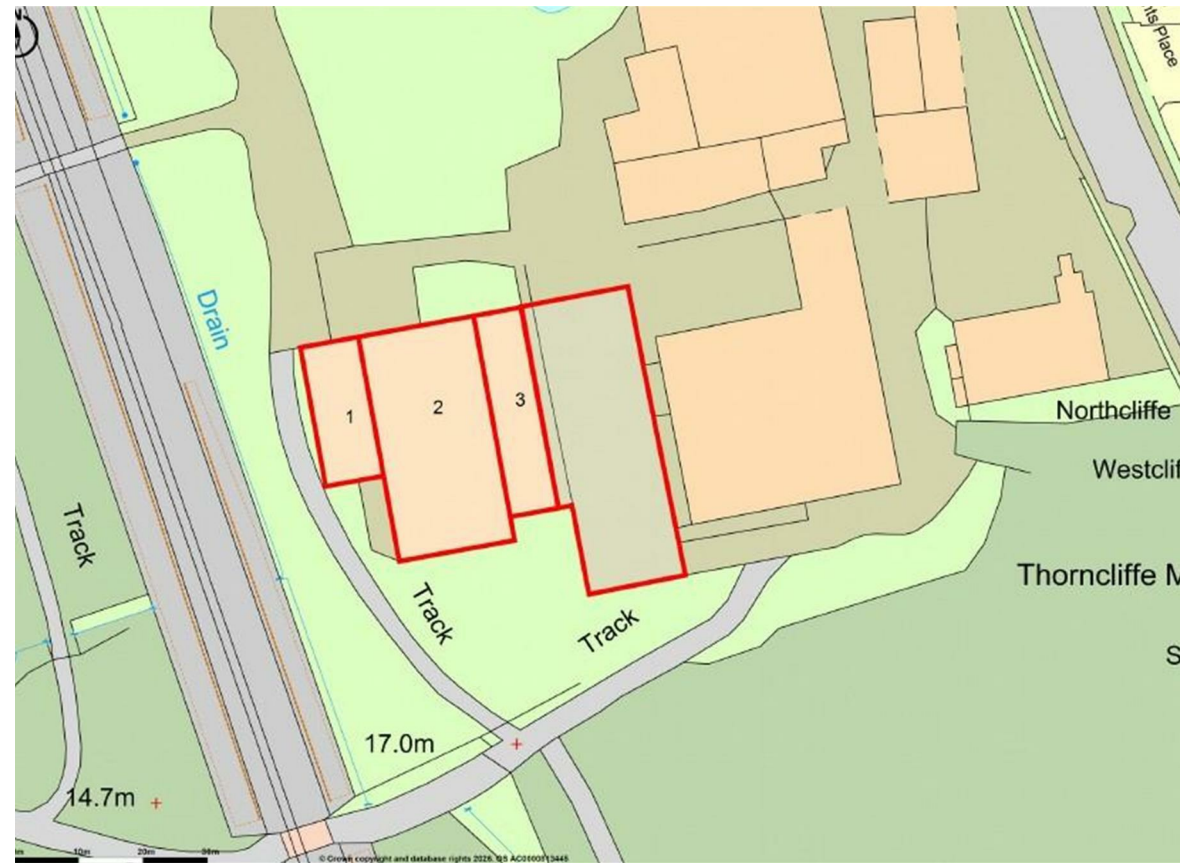
BUILDING 2 – 17.59m x 36.00m (58' x 118') - Open fronted, eight bay steel portal frame silage building with concrete floor and concrete panel walls up to 15ft with Yorkshire boarding to eaves. Electric connected.

BUILDING 3 – 7.63m x 51.50m (25' x 169') - Steel portal frame building with concrete floor and double steel doors to the front. Water and electricity connected.

SILAGE CLAMP - 52m x 17m x 3.66m (170' x 56' x 12') - Located to the east of Building 3, with a concrete floor.

Lot 2 - Land at Tawstock

Shown coloured in yellow on the plan and comprising a block of four parcels, totalling 41.79 acres (16.91 ha). Located the other side of the River Taw and accessible via a road off Newbridge Causeway. 20.68 acres (8.37ha) is grass land and 21.11 acres (8.54 ha) is arable. The soil is described as being slowly permeable seasonally wet acid loamey and clayey.





Lot 3 - Land at Babeleigh

Shown coloured in green on the plan and comprising a single block of 21.94 acres (8.88 ha) of bare Grade 3 arable land accessible off Venn Road. According to the National Soils Resources Institute (NRSI), the soil is freely draining slightly acid and loamy. The land can be assessed from a gateway located off Venn Road on the north eastern boundary of the land.

Lot 4 - Land at Downrew

Shown coloured blue on the plan and extending to approximately 10 acres (4.05 ha), the lot comprises sloping meadowland. The land is currently unfenced, however the Landlord intends to install boundary fencing prior to 29 September 2026. No services are connected to the land.

GENERAL INFORMATION

Use

For agricultural purposes only excluding dairy farming use. There are no cropping restrictions but each tender must be submitted with husbandry and cropping plans.

Tenure

The farm will be let from the 29th September 2026 on a 5 year Farm Business Tenancy (FBT) governed by the Agricultural Tenancies Act 1995. Full Heads of Terms are available in the Information Pack.

Local Authority

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

Designations

All the land is situated within a Nitrate Vulnerable Zone (NVZ). The incoming tenant will be expected to comply with all NVZ regulations.

Sporting, Mineral and Timber Rights

The Landlord will reserve all sporting, mineral and timber rights.

Holdover

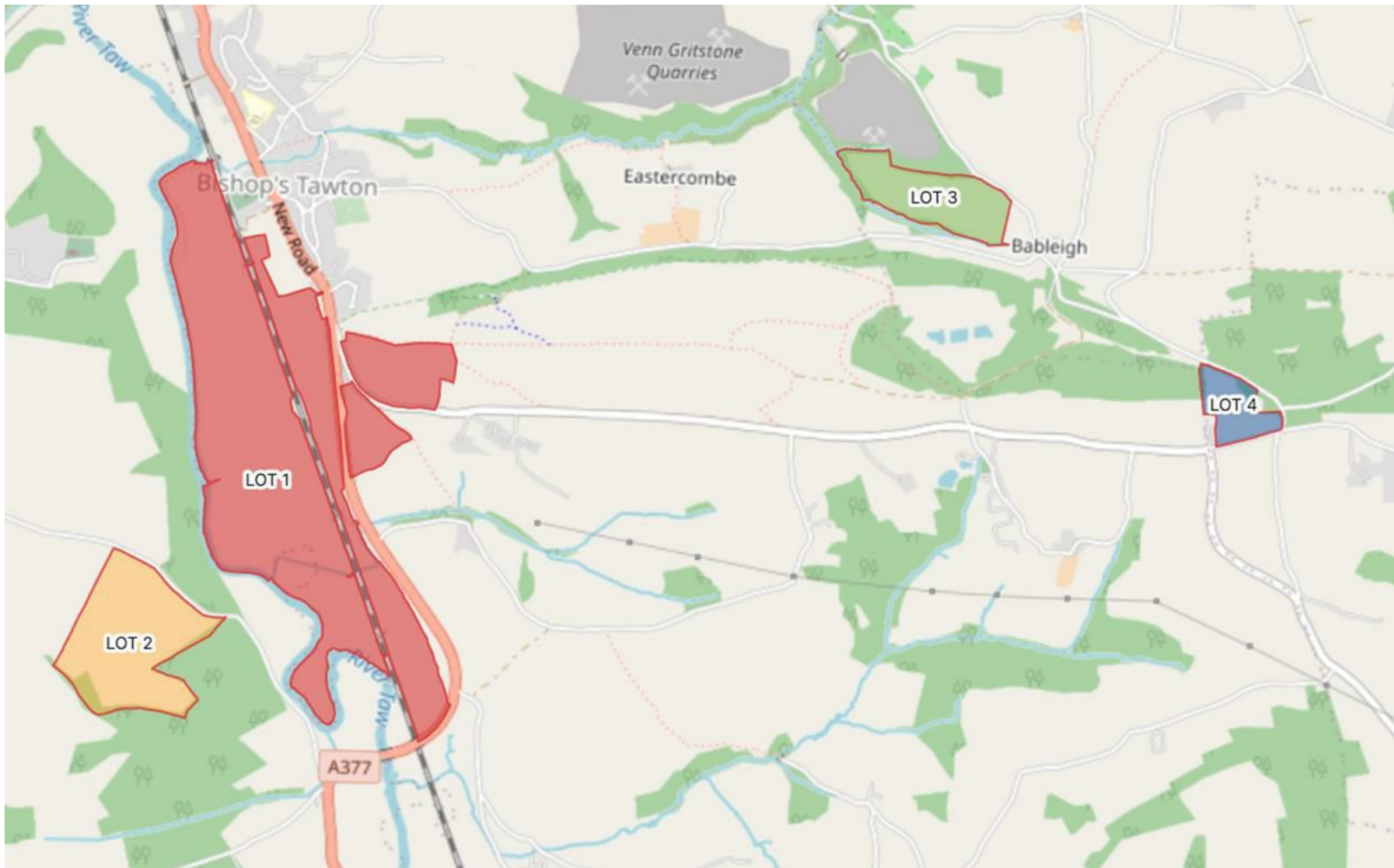
The right of holdover to harvest the existing crops is reserved until the 31st October 2026.

Services

Lot 1 is mainly supplied by a borehole, with the exception of the land on the other side of the A377, which is connected to mains water. Mains electric is connected to buildings 2 and 3 under separate sub meters.

The water troughs at Lot 2 are fed by a spring.

There are no services connected at Lot 3 and 4.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Information Pack

An information pack is available by request from Stags Professional Department (via email professional.tiverton@stags.co.uk or telephone 01884 235 701).

- Location Plan
- Heads of Terms
- Agricultural Land Classification Plans
- Tender application form

Tenders

The property is to be let by Informal Tender. Tenders are invited by 12 noon on 12th June 2026.

Tender application forms are available from Stags Professional Department upon request (via email professional.tiverton@stags.co.uk or telephone 01884 235 701). All Tenders must be on the prescribed tender application form and should be returned to the Stags Tiverton office in a sealed envelope marked clearly "Court Farm Tender" or sent via email. The bid should clearly state the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender. On agreeing terms, a 25% deposit will be payable by the successful applicant(s) upon signing the terms.

Viewings

Viewings are strictly by appointment. To book an appointment on one of the viewing days, please contact Stags Professional Services on 01884 235701.

Please note that this is a working farm and viewers should be vigilant and take care when viewing for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the holding.

Environmental Schemes

Part of the land is currently entered into an Sustainable Farming Incentive (SFI) agreement. Further information will be provided.

Fees and Costs

A contribution of £1,250 plus VAT will be payable by each incoming tenant(s) in respect of the following:

- Referencing charges
- Record of Condition
- Drafting the FBT agreement

Directions

From the A361 heading towards Barnstaple, take the first exit at the Portmore Roundabout signposted Bideford, Bude and Ilfracombe. Continue along the A361 until you approach the Bishops Tawton Roundabout, go into the first lane and take the first turning signposted Crediton and Bishops Tawton. Follow Bishops Tawton Road (A377) for approximately one mile until you reach St John the Baptist Church on the right. Pass the turning to the left to Village Street and continue up New Road. The farm buildings for Court Farm are on the right and the main farm entrance is the third one on the right.

Ordnance Survey reference: SS 566 299

What3words: luck.herds.simple

Disclaimer

These particulars are a guide only and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stags have not tested any services, equipment or facilities. Applicants must satisfy themselves by inspection or otherwise.

Please note that the aerial photographs were taken in 2021.

