



STAGS

Burridge Farm , Seven Crosses, Tiverton, EX16 8JS

TO LET: An exciting opportunity to occupy a three bedroom farmhouse with a range of modern and traditional farm buildings set within approximately 171.02 acres (69.23 hectares) on an initial 10 year Farm Business Tenancy commencing on the 25th March 2027.

Tiverton 2.5 miles | Exeter 14.8 miles | Crediton 10.5 miles | Barnstaple 31.2 miles | Taunton 23.7 miles

• Offers are invited by Informal Tender no later than 5pm on 19th October 2026 to Stags, 19 Bampton St, Tiverton EX16 6AA • Available to let as a whole under a FBT from 25th March 2027 • Viewing Days are to be held on Thursday 1st October 2026 and Thursday 8th October 2026

£1 Per Month

01884 232872 | rentals.tiverton@stags.co.uk

BURRIDGE FARM

The Knightshayes Estate invites informal tenders for a Farm Business Tenancy of Burridge Farm.

Burridge Farm can briefly be described as comprising a three bedroom farmhouse with a range of modern and traditional farm buildings set within a ring fenced block of approximately 171.02 acres (69.23 hectares). Burridge Farm is available as a whole, the family are potentially open to alternative proposals.

THE KNIGHTSHAYES ESTATE

The Knightshayes Estate is a traditional estate with a number of tenanted farms around Tiverton. The Amory family takes a long-term approach and is seeking a new tenant for Burridge Farm who will help protect and enhance its unique character.

Burridge Farm supports a diverse mosaic of habitats. We are looking for an experienced and enthusiastic Tenant who embraces regenerative farming methods, balancing productive livestock farming with the protection of soils, water and the capturing of carbon. The Tenant must also have a medium-term ambition of achieving a Countryside Stewardship Higher Tier agreement (or equivalent).

The Knightshayes Estate is a small community in itself. Candidates should be able to demonstrate their experience of or willingness to work within a community in their application. Within the wider Estate, there may also be potential opportunities to combine other parcels of land on the Estate with Burridge Farm as they become available.

The Amory family established The Lost Kitchen in Tiverton in 2020, a successful restaurant that uses seasonal food from neighbours and estate farmers. The family is open to proposals as to how this might be linked with the business of Burridge Farm, and the promotion of the food that it provides.

DESCRIPTION

Burridge Farm comprises a detached three bedroom farmhouse, a range of traditional and modern farm buildings set within a ring fenced block of approximately 171.02 acres of agricultural land, as further described below.

Farmhouse

The farmhouse is currently undergoing renovation and will be let in a partially renovated condition. Prior to the commencement of the Tenancy, the Landlord will install a family bathroom, kitchen units, utility room units, together with a hot water and central heating system.

The successful applicant will be responsible for completing the remaining internal works, including the installation of floor coverings and internal decoration. As part of the Tender application, applicants must provide details of the works they propose to undertake. The farmhouse comprises a utility room with WC, kitchen, dining room and reception room on the ground floor, with three double bedrooms and a family bathroom on the first floor.

Farm Buildings

Building 1 – Store (4.42m x 7.53m)
Traditional two-storey building with stone walls under a slate roof with timber shutter windows.

Building 2 – Store (4.10m x 9.59m)
Traditional building with stone walls under a slate roof with double timber doors.

Building 3 – Linhay (21.07m x 4.49m)
Traditional two storey building with part stone part timber clad walls under a part slate part corrugated metal roof with timber doors and windows.

Building 4 – Timber Pole Barn (9.07m x 9.43m)
Open fronted timber pole barn under a corrugated metal roof with corrugated metal clad walls and an earth floor.

Building 5 – Parlour (17.56m x 4.56m) + (3.56m x 4.46m)
Concrete block walls under a metal box profile roof with timber sliding doors and metal framed windows.

Building 6 – Timber Pole Barn (18.52m x 18.46m)
Scheduled as redundant. Timber pole barn with an earth floor under corrugated metal roof and corrugated metal clad walls. Applicants may include proposals for a replacement building, including details of the size, specification and intended use. If required, the Landlord will be responsible for the demolition of the building.

Building 7 – Modern General Purpose Building (13.42m x 7.80m)
Concrete and timber frame under a corrugated fibre cement roof with part concrete block part corrugated metal clad walls and part concrete part earth floor.

Building 8 – Cubical Shed (8.41m x 9.60m) + (12.53m x 13.90m)
Concrete and timber frame under a part corrugated fibre cement part metal box profile roof with part rendered concrete block part metal box profile clad walls and a concrete floor.

Building 9 – Modern General Purpose Building (13.56m x 7.95m)
Concrete and timber frame under a corrugated fibre cement roof with part concrete block part corrugated metal walls and a part compacted earth part concrete floor.

Building 10 – Timber Frame Barn (10.87m x 12.76m)
Timber frame under a metal box profile roof with metal box profile clad walls and an earth floor.

Building 11 – Traditional Barn (3.40m x 6.13m) + (5.24m x 14.34m)
Traditional building with stone walls under a corrugated metal roof. Timber frame lean-to under a corrugated metal roof and corrugated metal clad walls.

Building 12 – Silage Clamp
Scheduled as redundant.

Farmland

The farmland extends to approximately 171.02 acres (69.23 hectares) and comprises mainly of permanent pasture, as shown shaded purple on the attached plan.

The land is classified as Grade 3 and Grade 4 on the Agricultural Land Classification Map South West Region. The soils are described by the National Soils Resource Institute as ‘freely draining slightly acid loamy soils’ and ‘slowly permeable seasonally wet acid loamy and clayey soils’.

VIEWING

Viewings are strictly by appointment. To book onto 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.

TENDER PACK

An information pack is available by request from Stags Professional Services (via email professional.tiverton@stags.co.uk or telephone 01884 235 701) which includes the Heads of Terms and Tender Application Form.

TENDERS

The property is to be let by Informal Tenders. Tenders are invited by no later than 5 pm on Monday 19th October 2026. Tender Forms and detailed Heads of Terms for the Tenancy Agreement are available from Stags Professional Services Department in Tiverton upon request.

professional.tiverton@stags.co.uk



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. Tenants 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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
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@StagsProperty



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