



**CASEBERRY FARM, BRADNINCH,
EXETER, DEVON EX5 4LZ**



CASEBERRY FARM



A rare opportunity to purchase a well-located livestock farming unit, featuring a substantial four-bedroom farmhouse together with a one-bedroom annexe. The holding benefits from an excellent range of modern and traditional farm buildings, which may lend themselves to alternative uses, subject to planning. Extending in total to approximately 80.07 acres, of which the majority is pasture, the property is situated in an accessible rural position close to Bradninch, with excellent links to Exeter.

- Close proximity to Junction 28 of the M5
- Bradninch 2 miles - Cullompton 4 miles - Exeter 9 miles - Tiverton 9.5 miles
- Total holding extends to approximately 80.07ac (32.40ha)
- Offered Freehold with Vacant Possession

SELLERS' AGENT



SWORDERS

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LOCATION

Caseberry Farm is set in an idyllic rural location sitting within a ringfenced block of pasture land, with the farmhouse and yard set within the centre. The property is in close proximity to the small town of Bradninch that boasts a shop, public house, café, church, and local primary school. The larger local town of Cullompton provides a wider range of amenities such as supermarkets, schools, leisure facilities and healthcare facilities.

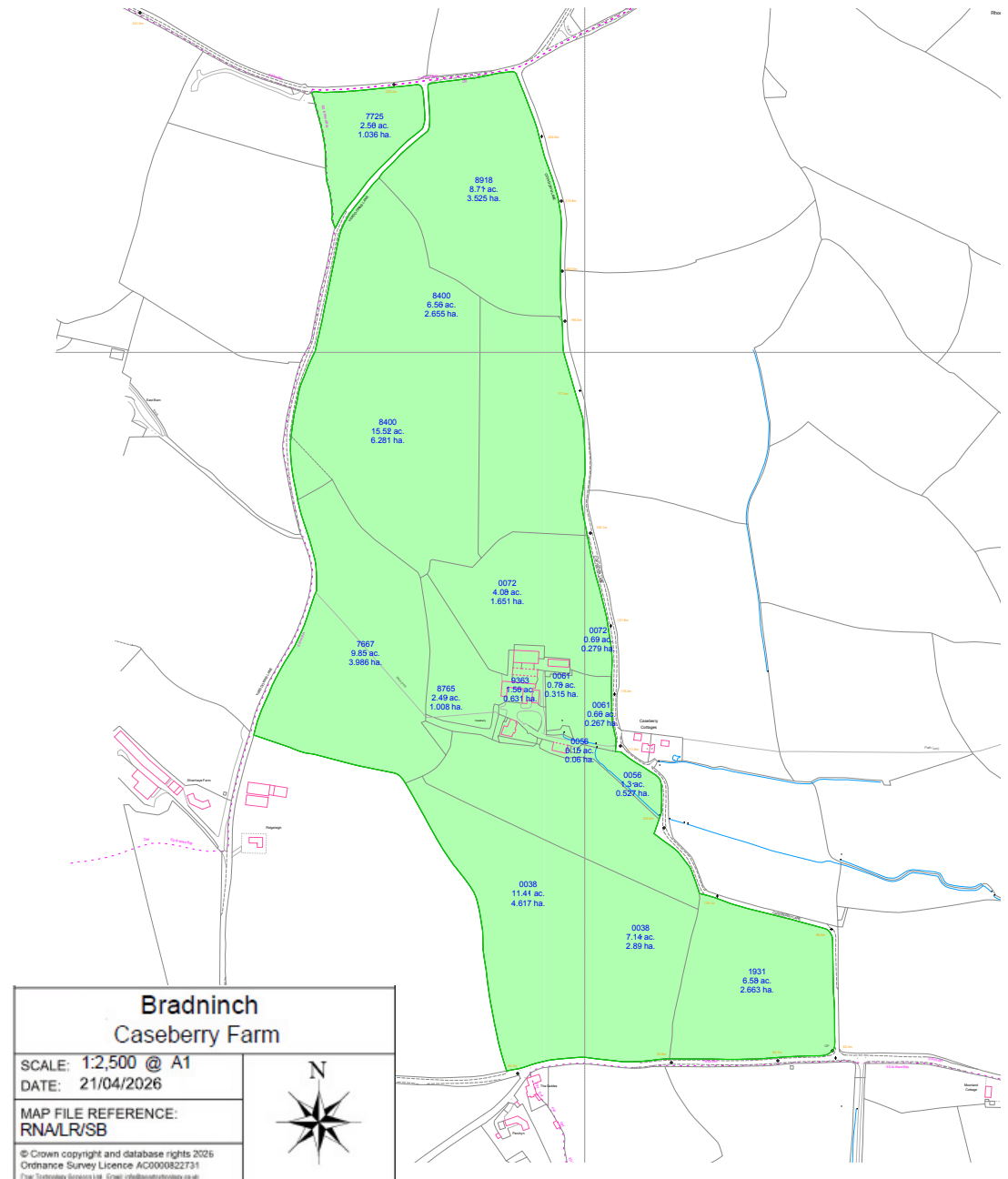
Nearby villages include Hele, Killerton and Silverton offering local character and providing amenities and services, including public house, convenience stores, and early-years education.

The farm is located southwest of Cullompton, approximately 4 miles from the town centre. In turn, it is approximately 9 miles to the city of Exeter and 9.5 miles from the town of Tiverton.

The area is well connected, with Junction 28 of the M5 approximately 5 miles Northeast. Mainline rail services are available from both Exeter and Tiverton stations. The Exeter Airport is also easily accessible.



/// figure.advancing.farmed





THE HOLDING

The property is accessed via Caseberry Lane leading from West End Road, out of the small town of Bradninch. The private access driveway from Caseberry Lane will be included in the sale.

The property consists of a large 4-bedroom farmhouse with a semi-detached 1-bedroom annex. The buildings on site comprise a range of red-brick traditional, former stables and more modern buildings, most recently used for agricultural purposes. The buildings provide scope for conversion or redevelopment, subject to securing the necessary planning consents.

The land extends to 80.07ac (32.40ha) of productive pasture land, with the majority recently fenced and with a mixture of mains and private water supplies.

PLANNING

The property offers significant potential for redevelopment for a range of uses, subject to obtaining the necessary consents. The site is within the Mid-Devon District. Interested parties are advised to undertake their own planning enquiries with the Local Authority. We are not aware of any current planning activity, implemented or extant but un-implemented planning permissions relating to the property. Buyers should make their own enquiries in relation to this.



CASEBERRY FARMHOUSE

The property is a detached dwelling, split into two properties known as the Farmhouse and the Annexe. The Farmhouse is of red brick and stone construction and includes a family kitchen with dining area, large living room with a feature fireplace and 4 spacious bedrooms. Accessed from the rear of the property, the dwelling benefits from a range of utility/storage rooms and an outdoor toilet. It has a detached garage

The Farmhouse has an EPC rating of D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





THE ANNEXE

The adjoining Annexe can be accessed via a separate entrance or internally. The kitchen provides all the essentials, with a good sized living room on the ground floor. Upstairs is a large bedroom with bathroom.

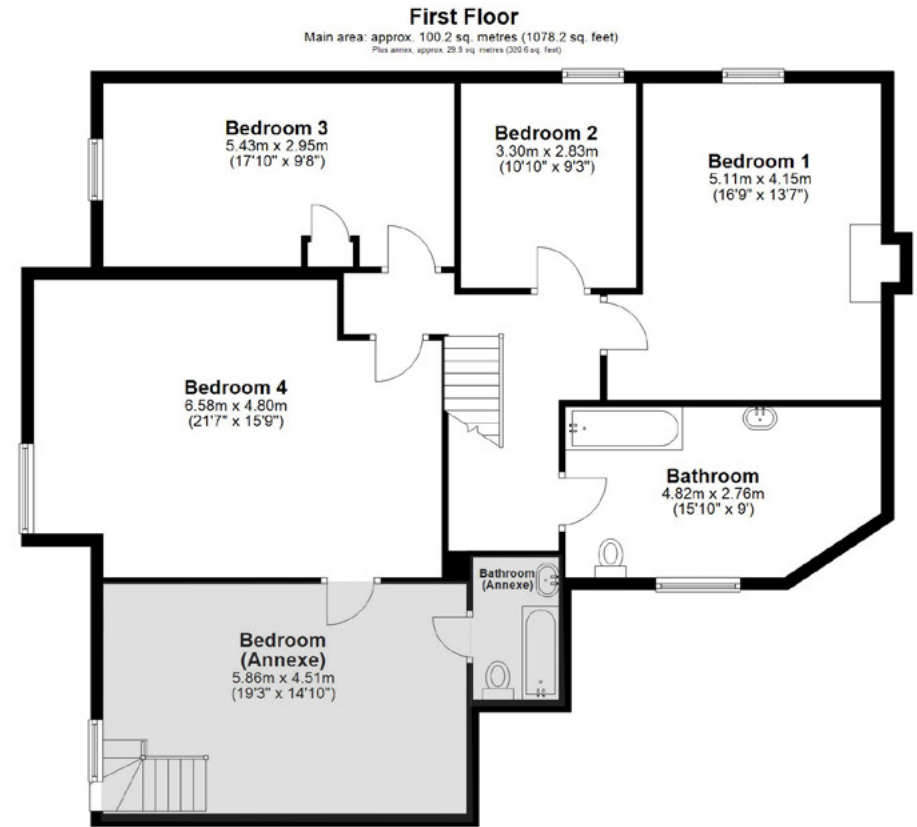
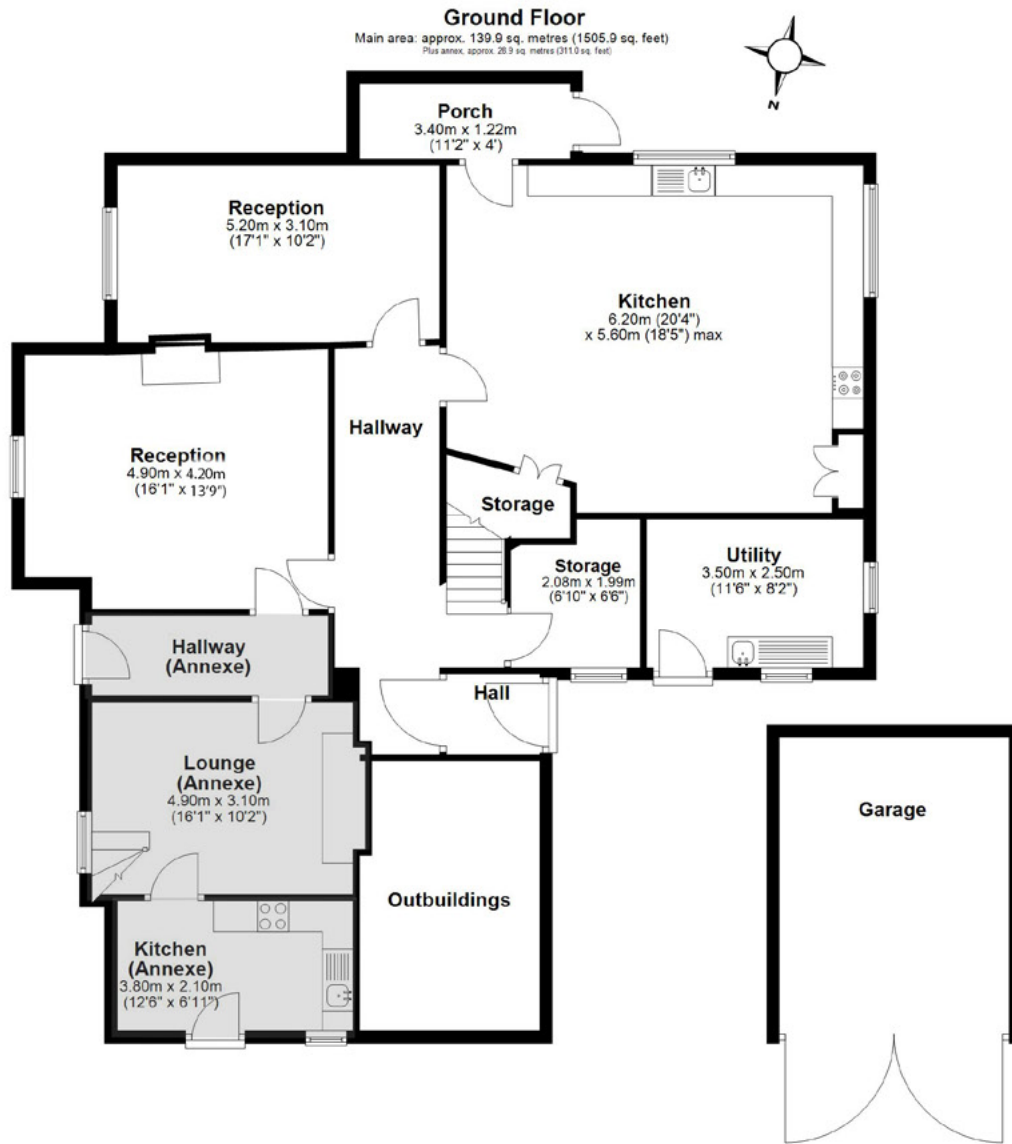
The Annexe has an EPC rating of E.



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



FLOOR PLANS



Total floor area 299 square metres approx (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



THE BUILDINGS

Traditional red brick storage buildings with a brick lean-to can be found along the driveway. Further into the holding is an eye-catching courtyard style red brick stable block and yard. This was partly used as an old dairy and stables with a two-storey hay loft building to the rear. Both buildings offer development potential, subject to the necessary planning consents, and provide character to the holding.

The more modern agricultural buildings include three steel portal framed buildings, which have mostly recently been used for livestock housing and general agricultural purposes. Again, subject to planning there is scope for alternative uses.

Number	Approximate dimensions (sqm)	Description
1	299 (GIA)	The Farmhouse and Annex
2	11.41 (GEA)	Garage
3	Milking parlour: 73.14. Stables blocks: 124.95 and 78.4 (GIA)	Stable block, Dairy, Hayloft
4	104.91 (GEA)	Agricultural building
5	206.53 (GEA)	Agricultural building
6	366.61 (GEA)	Agricultural building
7	177.13 (GEA)	Agricultural building
8	92.04 with a 54.75 lean-to (GIA)	Traditional building



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For Identification Purposes Only







THE LAND

The holding is made up of 77.01ac of productive pasture along with 3.06ac of farmhouse, annex, tracks, buildings and orchards. The land can be further detailed below in the land schedule. The property has been recently fenced to a high standard throughout and has water services.

Additional land may be available and should be discussed with the Vendor's agent.

There is a Mid-Tier Countryside Stewardship Agreement situated on the holding until December 2027. Further information can be made available on request.

Number	Acreage	Hectares	Description
P7725	2.52	1.02	Pasture
P7725	0.04	0.02	Pasture
8918	8.71	3.52	Pasture
P8400	11.83	4.79	Pasture
P8400	3.38	1.37	Pasture
P0072	0.05	0.02	Pasture
P0072	4.03	1.63	Pasture

0072	0.69	0.28	Pasture
P7667	0.08	0.03	Pasture
P7667	9.77	3.95	Pasture
8765	2.49	1.01	Pasture
P0061	0.05	0.02	Pasture
P0061	0.73	0.30	Pasture
0061	0.66	0.27	Pasture
P8400	0.31	0.13	Pasture
P8400	2.34	0.95	Pasture
P8400	4.22	1.71	Pasture
0038	11.36	4.60	Pasture
0038	7.14	2.89	Pasture
1931	6.58	2.66	Pasture
P6600	0.03	0.01	Pasture
P9363	0.93	0.38	Buildings etc.
P9363	0.43	0.17	Buildings etc.
P9363	0.20	0.08	Buildings etc.
P0038	0.05	0.02	Buildings etc.
P0056	0.05	0.02	Buildings etc.
P0056	0.09	0.04	Buildings etc.
P0056	0.01	0.00	Buildings etc.
P0056	0.32	0.13	Buildings etc.
P0056	0.98	0.40	Buildings etc.
	80.07	32.40	



FURTHER INFORMATION

ADDITIONAL INFORMATION PACK

Further details regarding the property are contained in the additional information pack that is available on request via Sworders' Dataroom. We advise that all interested parties should make themselves fully aware of the content therein.

SERVICES

The purchaser is to make their own enquiries in relation to the suitability and capacity of the current services. The property is served by mains electricity and a combination of mains and private water supplies, together with private drainage.

TENURE AND OCCUPATION

The Property is available Freehold with Vacant Possession on completion.

METHOD OF SALE

The land is offered for sale by private treaty.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, fishing and timber are included in the sale as far as they owned by the Vendor. All mines and minerals, stone and substrata below a depth of 18.288 metres (10 fathoms) shall be reserved to the Vendor.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, rights of access, wayleaves and easements, whether or not specifically referred to in these particulars.

There is a public footpath that crosses the property via the farm entrance and across the land.

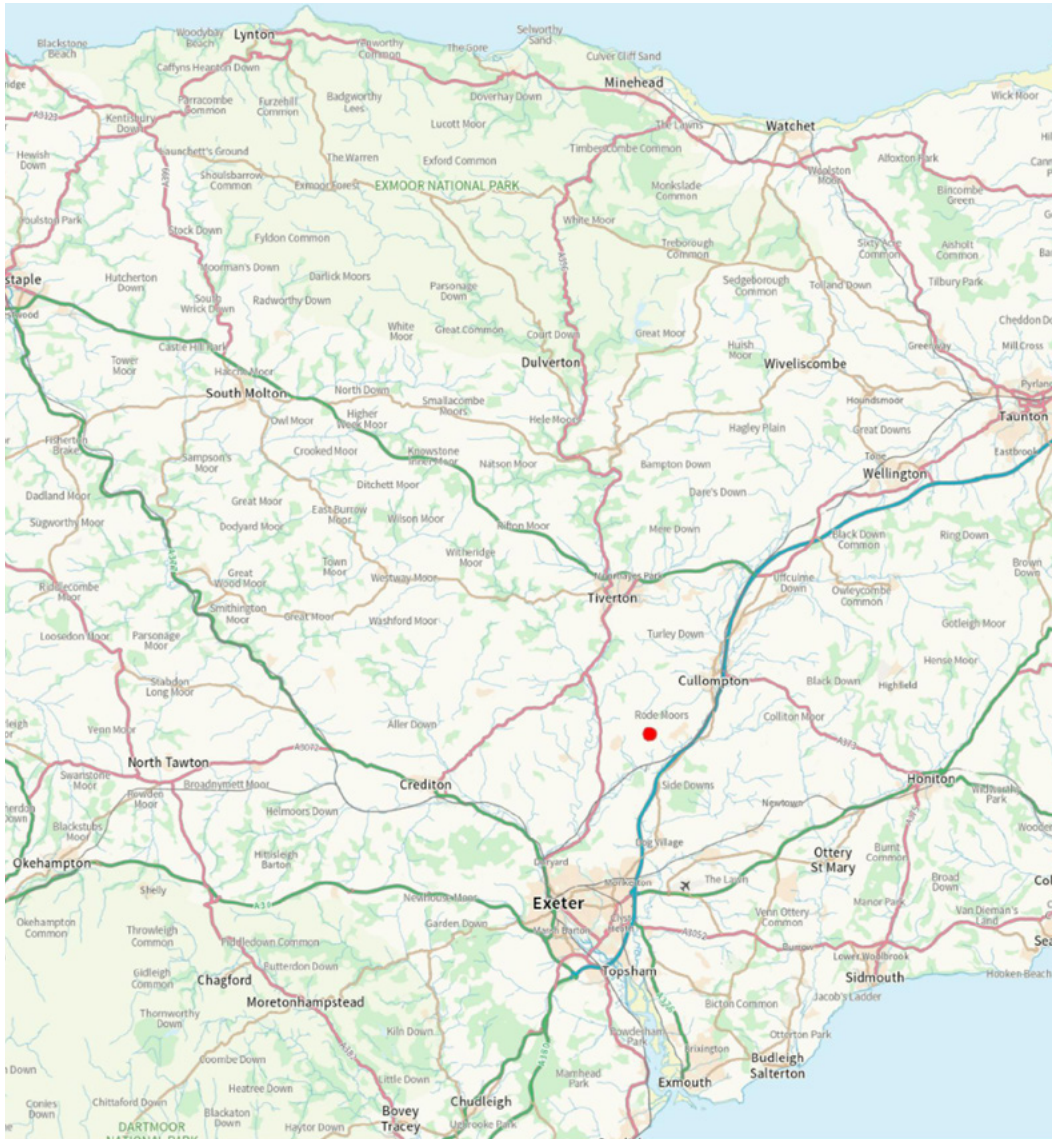
A right to use the existing private drainage at the property will be reserved by the Vendor, together with the continued right by a third party. Further details can be provided by the Sellers' agent.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any boundaries. The purchaser will be responsible for the future maintenance and repair of all internal and external boundaries.

VAT

As a result of the property being opted for VAT, the purchase price will be subject to VAT on relevant component parts.



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DIRECTIONS

From J28 of the M5 take the B3181/ Station Road into Cullompton. After approximately 0.3 miles turn left onto High Street/B3181. Follow this for 1.9 miles and then straight over the roundabout onto Cullompton Hill. Continue driving through the town of Bradninch on West End Road. After 1 mile turn right, at the Higherhill Cross junction as signposted. Follow the road for 0.5 miles before turning right onto Caseberry Lane. Follow for 0.4 miles and the property is situated on your left and signposted as 'Caseberry Farm,' as indicated by a Sworders For Sale board.

VIEWING

Strictly by appointment with the Vendors' Agent.

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IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility, and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested, and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

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ANTI-MONEY LAUNDERING & OTHER REGULATIONS

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and their address to the Selling Agents.

Photographs taken: April 2026

Particulars prepared: April 2026



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