

Higher Holbeam Farm

Ogwell, Newton Abbot TQ12 6LY

RENDELLS

As a Whole Guide Price £920,000

Higher Holbeam Farm

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Available as a Whole or up to 4 Lots

- **An attractive 68.85 acres (27.86ha) of farmland**
- **Agricultural buildings with residential potential stpp**
- **Access from the North and South**
- **Mains water and the Kester Brook to the north**
- **Suited for farming, conservation or amenity uses.**
- **Available as a whole or up to four lots**



Higher Holbeam Farm extends in total to approximately 68.85 acres (27.86 hectares) and comprises predominantly productive grassland pasture, together with a farmyard and agricultural buildings.

The land has a gently undulating topography, rising and falling from north to south, and has traditionally been utilised for the grazing of livestock and the production of grass fodder, including hay and silage. The grassland is generally well drained and provides useful agricultural accommodation, suitable for a variety of farming and equestrian interests, subject to any necessary consents.





The fields are served by a mains water supply, with water distributed throughout the property via a system of field troughs. The supply is metered from a connection located in the adjoining public highway. A central access track runs through the holding, providing convenient access to the various fields and farmyard directly from the public highway.

The property is being offered for sale by Informal Tender as four lots or as a whole or a combination of lots.

LOT 1 – Buildings & Land 13.57 acres

(as shown coloured red on the sales plan)

Guide price £290,000

Extending to around 13.57 acres (5.49 ha) and includes the farmyard containing a range of agricultural buildings that provide useful accommodation for general agricultural purposes and livestock, while the property benefits from separate direct access off the the public highway through large double gates. Of particular note is the principal agricultural barn, which was the subject of a grant of prior approval dated 21 August 2021 under Part 3, Class Q(a) and (b), and paragraph W of the Town and Country Planning(General Permitted Development) (England) Order 2015, for the change of use of the agricultural building to a dwelling. Prospective purchasers should note that the approved development was not completed within the requisite three-year period and the prior approval has therefore lapsed.

Field No.	Description	Acres	Hectares
1019	Barn, Buildings & Yard	0.38	0.15
1734	Pasture Field	13.19	5.34
	TOTAL	**13.57**	**5.49**







LOT 2 – Land extending 7.45 acres

(as shown coloured yellow on the sales plan)

Guide Price £110,000

Extending to around 7.45 acres (3.01 ha) being a large level field with good access and shared mains water supply. The land is predominately grass pasture including an area of woodland copse of around 1.12 acres in the south west corner.

Field No.	Description	Acres	Hectares
9921	Pasture Field	6.33	2.56
9211	Woodland Copse	1.12	0.45
	TOTAL	**7.45**	**3.01**

LOT 3 – Land extending 8.78 acres

(as shown coloured green on the sales plan)

Guide Price £105,000

Extending to around 8.78 acres (3.55 ha) being a large level field with good access over the track and shared mains water supply. The land is predominately grass pasture facing south with mature hedgerows.

Field No.	Description	Acres	Hectares
9131	Pasture Field	8.78	3.55
	TOTAL	**8.78**	**3.55**







LOT 4 – Land extending to 39.05 acres

(as shown coloured blue on the sales plan)

Guide Price £415,000

The largest lot extending to around 39.05 acres (15.80 ha)and consisting of a number of field parcels facing predominately north with mature hedgerow boundaries.The land lies level along the ridge to gently sloping and steeper in places. The block of land is excellent for grazing and the farming of livestock, with good access to the north and south, a shared mains water supply and river frontage to the north. The land is predominately grass pasture including an area of woodland extending to around 5.15 acres.

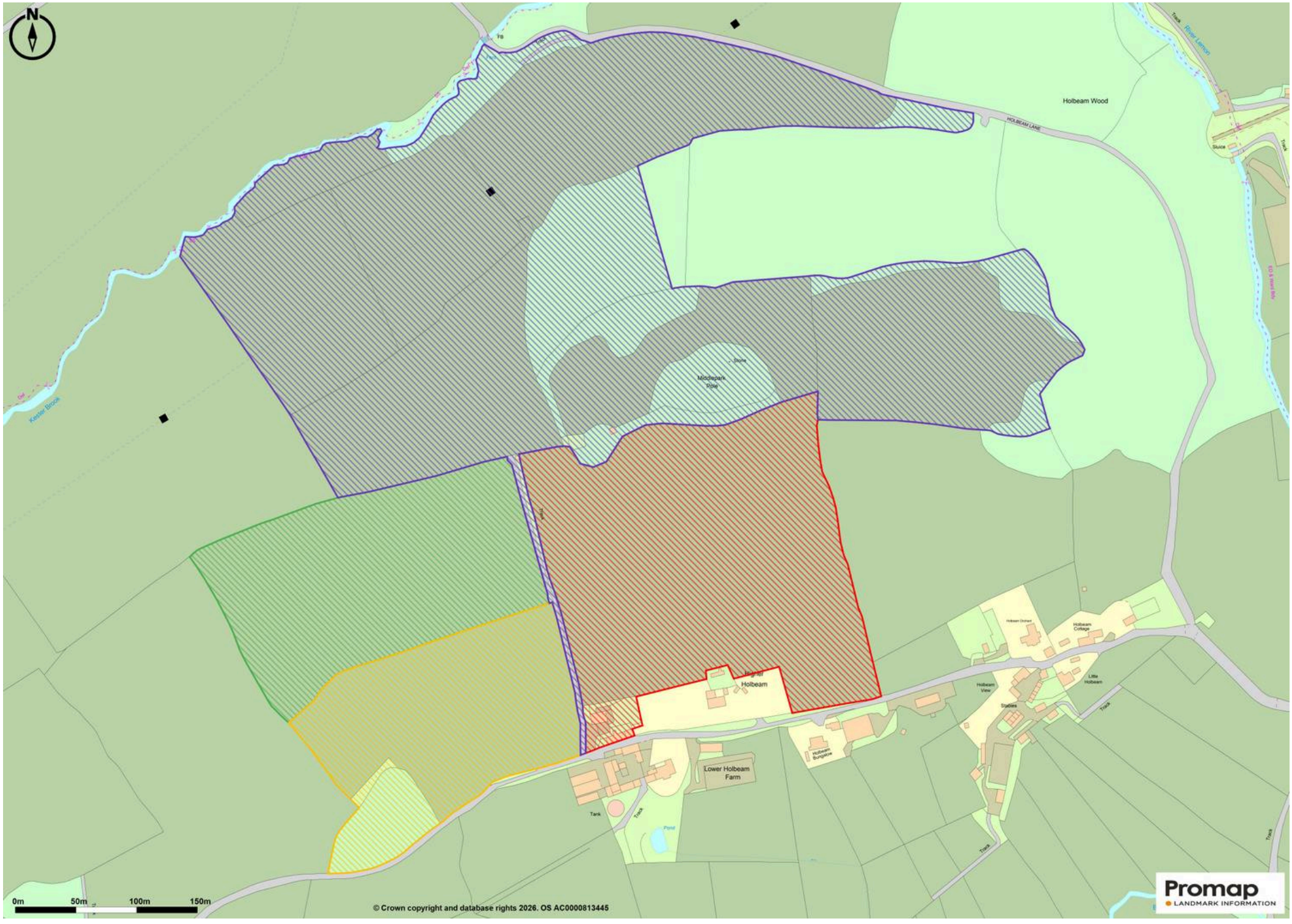
Field No.	Description	Acres	Hectares
0529	Track	0.33	0.13
9847	Pasture Field	5.75	2.33
8455	Pasture Field	4.64	1.88
9760	Pasture Field	3.72	1.51
9167	River Field	1.70	0.69
1471	Pasture Field	7.04	2.85
3669	Woodland	0.34	0.14
0957	Woodland	3.13	1.27
1550	Pasture Field	4.21	1.70
1747	Woodland Copse & Quarry	1.68	0.68
3851	Pasture Field	6.51	2.63
	TOTAL	**39.05**	**15.80**










N
Holbeam Wood
HOLBEAM LANE
Track
River Lemon
Sluice
Middlepark Pole
Stone
Kester Brook
Holbeam
Holbeam Orchard
Holbeam Cottage
Little Holbeam
Holbeam View
Stables
Holbeam Bungalow
Lower Holbeam Farm
Tank
Pond
0m
50m
100m
150m
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LANDMARK INFORMATION



RENDELLS

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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 finalising their offer to purchase.

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8) References to the tenure of a property are based on information supplied by the seller. The agents have not had sight of the title documents. A buyer is advised to obtain verification from a solicitor before finalising their offer and 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.