

Andrew Lane, Ltd
Registered Office:
Wisteria Cottage
Iddesleigh
Winkleigh
Devon
EX19 8BG

Incorporated in England
Reg No. 6458232

01837 810845
07799 036143

ajlane1@btinternet.com

www.andrewlane.biz

Regulated by RICS

LOPTHORNE
THORNBURY
HOLSWORTHY
DEVON EX22 7DA

A 49 acre smallholding



Modern farm building (potential Class Q, stp)

Ecologically important natural pasture

2 parcels of semi ancient natural broadleaved wood

Mains water & Well fenced

BPS & CSS income

Potential eco tourism (stp)

Holsworthy 5 miles, Okehampton(A30) 18 miles, coast 10 miles

GUIDE PRICE £375,000

Situation

Lopthorne is situated on the edge of the small rural hamlet of Thornbury, home of a strong active community. The serviced village of Shebbear is 3 miles to the east with village shop, doctor's surgery, primary school, independent school (Shebbear College) and public house. The thriving market town of Holsworthy is 5 miles to the south west which boasts a Waitrose supermarket, many independent retailers, agricultural merchants, millers and engineers, a livestock market, as well as a good compliment representing the service sector (banks, insurance brokers, solicitors, accountants, vets etc). The coast and Dartmoor National Park are reasonably close to hand and the area provides for numerous recreational facilities and opportunities. The area is dominated by agriculture and tourism in which Lopthorne is well placed to participate.

The Property

Lopthorne is a 48.9 acre (19.77 hectare) or thereabouts smallholding with a 120' x 30' (plus 5' overhang) clearspan timber framed livestock building which has a 20' x 15' mono-pitched extension. The building has a fibre cement roof, timber walls and concrete floor, it has been designed for livestock accommodation but is flexible. There is a concrete yard associated with the building. The building was erected before 2013 and may qualify for Class Q conversion subject to obtaining the necessary planning consent. Mains water is connected to the building and a mains electricity supply passes to the rear of the building which may provide a grid connection subject to WPD supply connection and contract application and conditions. Alternatively, as the rear roof slope faces south solar panels may provide and off grid power solution.

The land is divided into 6 enclosures of pasture (43 acres) and 2 of semi-ancient natural broadleaved woodland (5.9 acres). The enclosures are mostly bounded by traditional Devon hedges of earthbank with tree and shrub growth on top. The majority of the hedges have been cut and laid ("steeped" in Devonshire dialect) with standard trees left and protected by stockproof fencing. These hedges provide excellent stock barriers, wildlife corridors and landscape features. The pasture fields are a mix of level or gently sloping south facing species rich culm grasslands. These fields provide natural grazing and meadow hay as well as being highly environmentally important wildlife habitats, especially combined with the woodland. They are organically managed (Soil Association registered) under a Mid-Tier Stewardship Scheme (ends March 2021 - £4,700 annual income). The fields have mains water troughs.

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Services

Mains water is connected. Mains electricity passes through the property but not connected. Prospective purchasers must make their own enquiries of service provider as to the availability of connections and costs thereof.

Basic Payment Scheme

The land is registered on Rural Land Register and has been used to qualify a BPS claim for 2020. The vendors will retain the payment. Entitlements can be acquired by separate negotiation.

Local Authority

Torrige District Council, Riverbank House, Bideford, Devon EX39 2QG. Telephone No: 01237 428700.

Health and Safety

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly amongst grazing livestock.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

A Public Footpath runs through the property from north to south over the internal lane.

Viewing

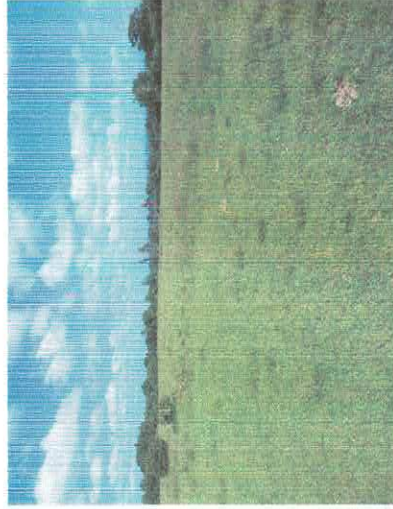
Strictly by confirmed appointment with the vendors agent Andrew Lane Ltd 01837 810845

Directions

From A3072 Holsworthy to Hatherleigh road take the Holsworthy Beacon road at Anvil Corner then take the second right to Woodacott and Thornbury pass through Woodacott travel a further half a mile where the property will be found on the right. See location plan.

Post Code: EX22 7DA

Grid Ref: SS 397 083



Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details
3. are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
4. No person in the employment of Andrew lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
5. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





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