



P I T H A Y E S F A R M



Pithayes Farm

Whimble, Exeter, Devon, EX5 2TG

Whimble Village 1 mile • A30 Daisymount Junction 1.2 miles • M5 (J29) 6 miles • Central Exeter 10 miles • Cranbrook 2 miles

Strategically located arable farm with commercial and development opportunities (STP)

- Diverse property offering long term opportunities located between Whimble and Cranbrook
 - Detached 5 bedroom (un listed) farmhouse for renovation
 - Courtyard of traditional brick barns with potential for conversion STP
- Extensive range of modern agricultural buildings extending to about 111,000 sqft (10,320 sq m) with potential for alternative uses STP

- Rooftop PV panels
- Productive run of arable land

Council Tax - Band F

EPC - D

Tenure - Freehold subject to existing letting arrangements

Offered for sale as a whole or up to 5 lots.

In all 228.29 acres (92.37 Hectares)

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Situation

Pithayes Farm is situated on the southern edge of the sought-after village of Whimple, enjoying a convenient yet semi-rural position.

Whimple benefits from an active local community and an excellent range of amenities including a primary school, village shop and Post Office, two public houses, church and doctors' surgery. The village is also served by a mainline railway station on the Waterloo line, providing regular services to Exeter and London.

The property enjoys excellent transport links, with direct access to the B3174 connecting to Cranbrook, Exeter Science Park, Clyst Honiton and Exeter Airport to the west, and onward links to the A30 at Daisymount Junction.

The city of Exeter lies within easy reach and provides the full range of amenities expected of a major regional centre, together with excellent road, rail and air connections via the A30 dual carriageway, M5 motorway and Exeter International Airport.

Introduction

Pithayes Farm presents a rare opportunity to acquire a strategically positioned and highly versatile agricultural holding offering significant commercial and residential potential, subject to the necessary planning consents.

The traditional farmstead provides potential for diversification and change of use of existing agricultural buildings to either residential and commercial purposes, (subject to planning permission). The traditional courtyard of brick barns within the farmstead has previously benefitted from planning consent for conversion to four residential dwellings.

The extensive range of modern farm buildings in all extend to approximately 10,320 sq m and currently provides extensive livestock accommodation, silage clamps and storage, suitable for a large-scale beef fattening unit. Alternatively, these buildings offer potential for commercial uses, subject to planning permission, including storage, light industrial and workshops.

The principal farm building and farmland are currently let under a Farm Business Tenancies, which expire in September 2027, offering income in the short term and vacant possession thereafter. Additionally a number of buildings are let out for storage.

The farmland is classified as productive Grade 3 agricultural land and comprises a mixture of level and gently sloping fields enclosed by mature hedgerows. The soils are predominantly slightly acidic loamy and clay, suitable for both grassland and a wide range of arable cropping. Historically, the land has been farmed on a diverse rotation including maize, grass leys, spring barley and winter wheat.

Overall, Pithayes Farm offers combination of immediate short term income and longer-term development or diversification potential.



Lot 1

Pithayes Farmhouse, traditional farm buildings, extensive range of modern farm buildings and 171.38 acres (69.34 hectares).

Pithayes Farmhouse

The farmhouse is constructed of brick with areas of stone and cob, beneath a double-pitched tiled roof. The property offers extensive accommodation and needs modernisation.

The internal layout and room measurements are shown on the accompanying floorplan.

In summary accommodation includes:

- Kitchen, Welsh dresser within the kitchen is excluded from the sale.
- Dining Room
- Sitting Room, bookshelves excluded from the sale.
- Office
- Pantry
- Utility Room
- Conservatory
- Boot room, with boiler house.
- On the first floor there are 5 bedrooms, one ensuite and one family bathroom.
- Outside is a enclosed wall garden with greenhouse.

Traditional Farm Buildings and Courtyard

An attractive range of traditional agricultural barns, predominantly of brick construction beneath tiled roofs, arranged around a courtyard. The layout and floor areas of the buildings are detailed on the relevant floorplans.

Planning consent was previously granted by East Devon District Council for the change of use and conversion of the agricultural barns into four open-market residential dwellings, together with the formation of a new entrance and associated development (Ref: 22/2207/FULL).

This planning permission has now expired, however it demonstrates the residential potential of the buildings, subject to securing renewed consent.

Modern Farm Buildings

Extensive range of modern farm buildings, with the principle unit under one range, built to a commercial standard.

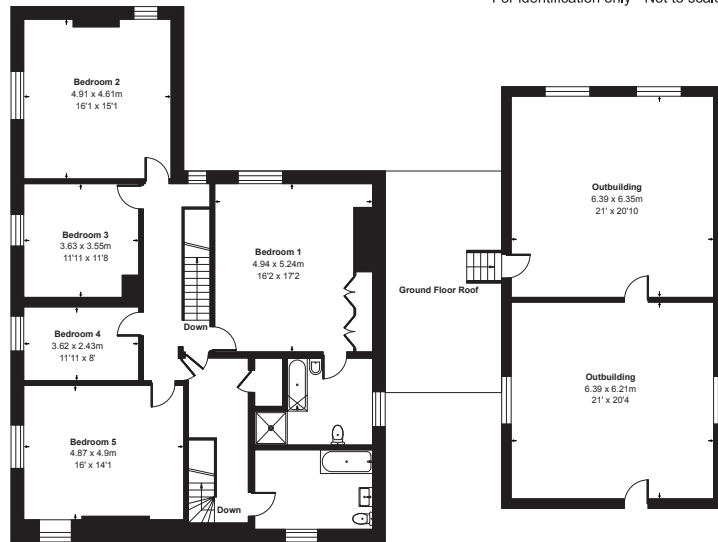
See Table.

Land

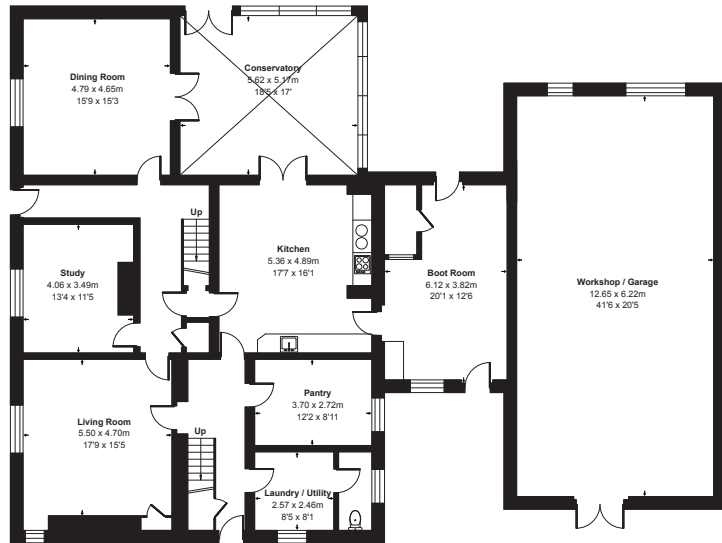
The land in all extends to approximately 164 acres of level and gently sloping arable land, well serviced by hard farm tracks.

Approximate Area = 5603 sq ft / 520.4 sq m (includes garage gf & ff)
 Outbuildings = 4725 sq ft / 438.9 sq m
 Total = 10328 sq ft / 959.3 sq m

For identification only - Not to scale



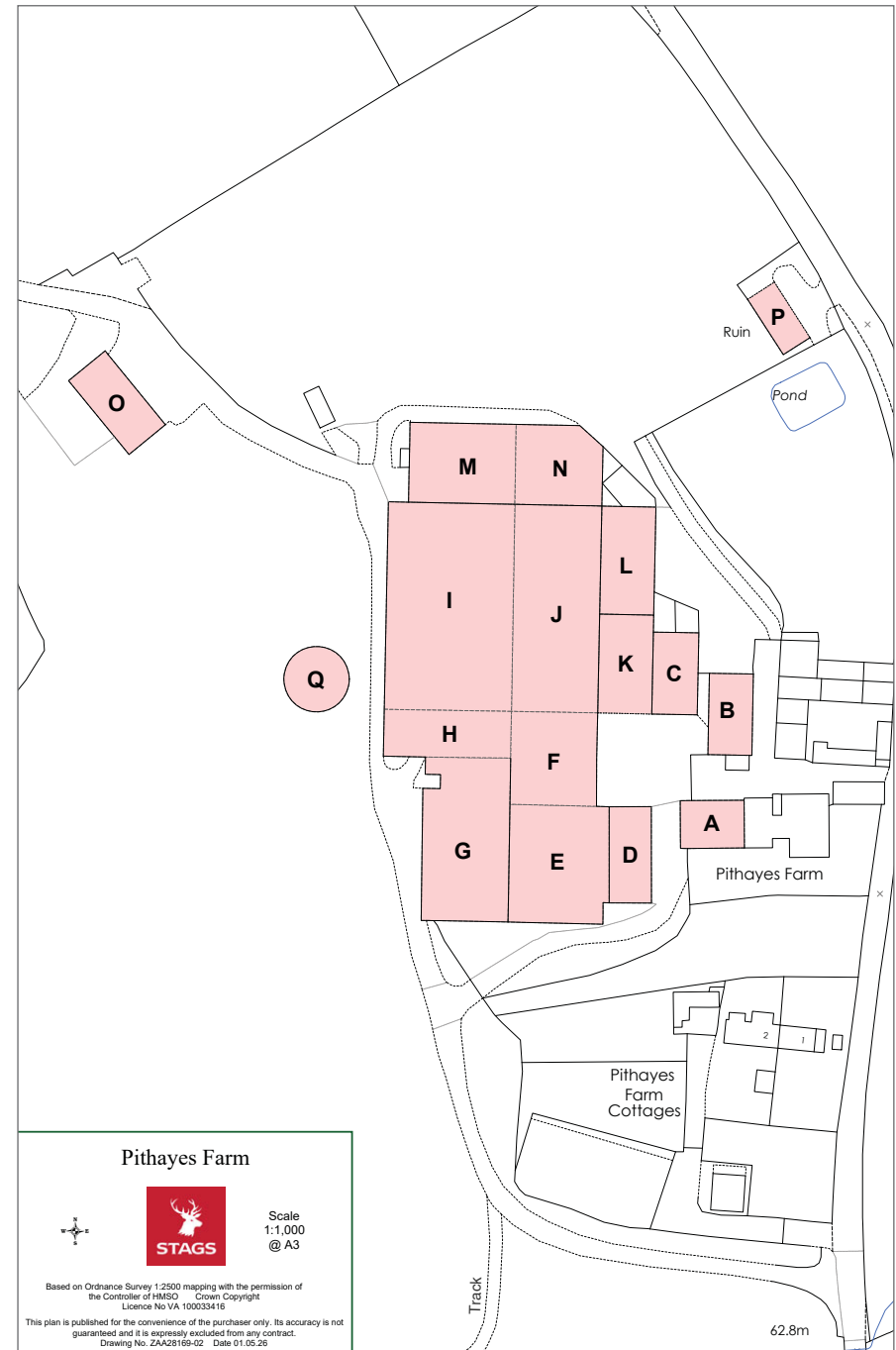
First Floor



Ground Floor



Building	Description	Size
A	Open-fronted Machinery Barn Concrete frame with part concrete block and part corrugated elevations under corrugated roof	18.25m x 13.35m
B	Former Parlour and Dairy Concrete frame with part concrete block and part corrugated elevations under corrugated roof	18.85m x 22.65m
C	Former Cubicle Shed Steel frame with corrugated roof and elevations	22.75m x 14.3m
D	Machinery Barn Steel portal frame with part clad and part block elevations under corrugated roof	12.30m x 27.60m
E	ClearSpan Covered Yard Steel portal frame with part concrete panel and part clad elevations under corrugated roof	26.60m x 32.55m
F	Covered Slurry Store ClearSpan building, steel portal frame with corrugated roof, fitted with slurry tank capacity 200,000 gallon fed by the slurry channels within the main livestock building	22.60m x 27.0m
G	ClearSpan Building Steel portal frame with poured concrete walls and clad elevations under corrugated roof. 2 x silage clamps, 2 x water tanks and areas of storage	46.65m x 22.60m
H	ClearSpan Covered Yard Steel portal frame part poured concrete walls under corrugated roof	36.0m x 13.0m
I	ClearSpan Livestock Barn Steel portal frame with part poured concrete walls and part corrugated elevations under corrugated roof, fitted with cubicles and feed barriers, livestock race, feed bin and former parlour and dairy	36.0m x 59.0m
J	ClearSpan Livestock Building Steel portal frame with corrugated roof, fitted with cubicles, feed barriers, silage clamp with poured concrete walls and feed bin	24.65m x 59.0m
K	Covered Silage Clamp Steel portal frame with part poured concrete walls and part corrugated elevations under corrugated roof	13.11m x 29.0m
L	Cubicle Shed Steel portal frame with poured concrete walls and part timber Yorkshire boarding elevations under corrugated roof	15.30m x 30.0m
M	Covered Yard Steel portal frame with part corrugated and poured concrete walls under corrugated roof	24.0m x 22.0m
N	Covered Yard and Store Steel portal frame with part poured concrete walls and Yorkshire boarding elevations under corrugated roof	22.50m x 30.0m
O	Open-fronted Straw Barn Steel portal frame with poured concrete walls and part clad elevations under corrugated roof	27.45m x 13.50m
P	Redundant Dutch Barn and rainwater collection tank(not in use).	
Q	Above Ground Slurry Tank capacity 200,000 gallon	







Lot 2 - Land near Hand and Pen, about 2.58 acres (1.04 hectares).

Single arable field situated adjoining commercial property.

Lot 3 - Land off London Road, 18.31 acres (7.41 hectares).

A single arable field with road frontage onto the B3174.

Lot 4 - Land to the east of Pithayes farm, 11.25 acres (4.56 hectares).

Two arable fields with road access onto Church Road.

Lot 5 - Land to the south of Hand and Pen, 24.77 acres (10.02 hectares).

Productive run of three arable fields.





General Remarks

Services

Lot 1:

Mains water.

Electricity: Mains electricity 3-phase.

Private drainage. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Private water borehole drilled but not connected.

PV panels.

4KV PV panels located on the roof of the traditional barns.

46KV PV panels located on the modern farm buildings.

Central heating – Air source heat pump and oil-fired boiler, currently not in use.

Broadband connected.

Lots 2, 3, 4 & 5:

No services connected.

Tenure

Freehold subject to existing tenancies, leases and licences. Farmland and buildings currently let on a FBT expiring 28/9/27 and buildings let on licences. Further details from the agent.

Access

All lots have road frontage on to the public highway. Lot 2 and 3 if sold separately will need to open up existing gateways onto the public highway.

Designations

The farm is located within a Nitrate Vulnerable Zone (NVZ).

Local Authority

East Devon District Council.

Vendor Holdover

Rights of occupation will be required by the vendors to remain living in the farmhouse until 28/9/27, under a common law agreement, no rent payable.

The workshop barn will be rented by the vendors as a workshop until 28/9/27 under a contracted-out lease. Rent TBC

The vendors also require storage within the main farm building and building A until 28/9/27 under a licence to store agricultural machinery, no rent payable.

The vendors require the mobile home (excluded from the sale) to remain in occupation until 28/9/27

Sporting And Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

Fixtures And Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold. Road planings and rubble excluded from the sale.

Farm Sale

The vendor reserves the right to hold a farm sale by auction of live and deadstock on the property prior to completion.

Wayleaves, Rights Of Way Etc

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

Plans And Boundary Fences

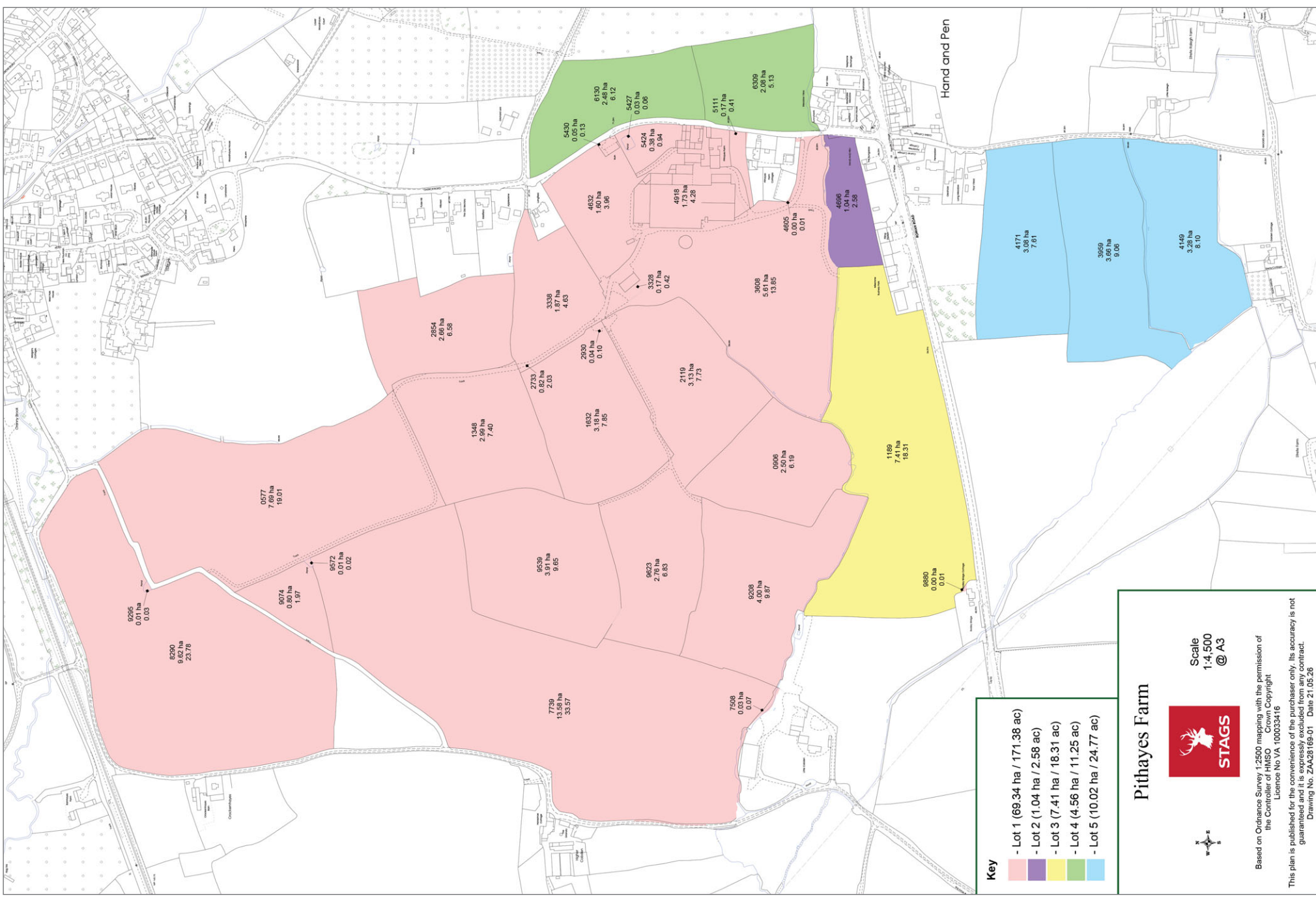
A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

Warning

Farms can be dangerous places. Please take care when viewing the property, particularly in the vicinity of the farm buildings.

Disclaimer

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.



6290
23.78
6296
0.71 ha
0.03

9074
0.80 ha
1.97

6577
7.69 ha
19.01

9572
0.01 ha
0.02

1348
2.99 ha
7.40

2753
0.82 ha
2.03

2654
2.69 ha
6.66

3338
1.97 ha
4.88

4632
1.04 ha
2.60

2930
0.04 ha
0.10

4892
3.19 ha
7.85

3039
0.17 ha
0.42

4918
1.73 ha
4.28

5424
0.36 ha
0.94

5420
0.05 ha
0.13

6130
2.48 ha
6.12

5427
0.03 ha
0.06

7598
0.03 ha
0.07

9208
4.00 ha
9.87

9823
2.76 ha
6.83

0906
2.50 ha
6.19

2119
3.13 ha
7.73

3608
5.14 ha
12.85

4695
0.00 ha
0.01

4608
1.04 ha
2.59

5111
0.41 ha
1.01

6309
2.08 ha
5.13

1189
7.41 ha
18.31

6880
0.00 ha
0.01

4171
3.07 ha
7.61

3659
3.86 ha
9.60

4149
3.28 ha
8.10

Hand and Pen

