



W E S T   L E I G H   F A R M





# West Leigh Farm

Modbury, South Devon, PL21 0SJ

- Modbury 2.1 miles
- Ivybridge 5.2 miles
- Kingsbridge 8.3 miles

**To Let: An exciting opportunity to rent a productive mixed former dairy holding together with a good size farmhouse with apparent potential for alternative uses, as well as an extensive range of farm buildings and a mixture of productive arable and pasture land**

Available as a whole, or in up to two lots, on an initial 10-year Farm Business Tenancy/Lease:

- A well-proportioned six bedroom farmhouse with apparent potential for sub-division of a two bedroom annexe/holiday let/staff accommodation together with an extensive range of traditional stone buildings with potential for alternative uses (Subject to planning if required)
- An extensive range of modern farm buildings extending to approximately 20,700 square feet, including approximately 4,500 square feet of designated grain storage buildings, some with slated floors
- Approximately 229 acres, including 99 acres (40 hectares) of good quality arable land and 111 acres (29 hectares) of productive pasture

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## Introduction

West Leigh Farm is a productive and well equipped mixed farm situated just outside the village of Modbury in South Devon and within relatively easy reach of the A38 Devon Expressway.

West Leigh Farm includes a good sized six bedroom farmhouse, with apparent potential for sub-division to provide a two bedroom annexe/holiday let/workers accommodation as well as an extensive range of modern and traditional farm buildings and a good size block of productive arable and pasture.

We therefore initially offer the farm to let as a whole, or in up to two lots, under an initial 10-year Farm Business Tenancy/Lease:

- **Lot 1:** West Leigh Farmhouse, traditional farm buildings and paddock
- **Lot 2:** Land and Farm Buildings

Furthermore, whilst the preference is most likely to avoid further sub-division, applicants will be asked to provide a broken down tender for the two ranges of farm buildings (Lots 2a and 2b) to allow the Estate to determine if alternative uses should be considered at this junction:

- **Lot 2a:** Upper Yard including grain storage buildings and totalling approximately 10,000sqft across five buildings
- **Lot 2b:** Lower Yard totalling approximately 11,250sqft across three buildings, with further adjoining yard areas

## Lot 1 - West Leigh Farmhouse, Traditional Buildings and Paddock

West Leigh Farmhouse is a good size well-proportioned non-listed period six bedroom farmhouse with apparent potential for sub-division to provide a two bedroom annexe/holiday let/workers accommodation as

well as an adjoining large range of traditional farm buildings with potential for alternative uses (subject to planning if required).

The property features:

- Six bedrooms
- Apparent potential for a two bedroom annexe/holiday let/workers accommodation
- Partial calor gas central heating and oil fired Rayburn
- Large garden
- Pets considered
- Large range of adjoining traditional farm buildings with potential for alternative uses (subject to planning if required)



## Accommodation

**Front Porch:** Approx. 1.2m x 1.2m leading to:

**Entrance Hallway:** Approx. 2.4m x 5.3m (gross including stairs). A good size hallway with storage space for shoes and coats.

**Living Room:** Approx. 4.8m x 5.1m (gross including chimney breast). A large well-proportioned dual aspect living room with large feature stone fireplace and wood burning stove.

**Rear Porch:** Approx. 1.6m x 1.5m

**Kitchen:** Approx. 4.8m x 3.8m plus 1.1m x 2.9m. A large dual aspect family kitchen/dining room with a generous range of modern fitted units including plumbing for a freestanding electric cooker, dishwasher and washing machine.

**Central Hallway:** Approx. 7.1m x 0.9m

**Reception Room Two/Dining Room:** Approx. 3.8m x 5.1m (including a feature Devon open fireplace)

### First Floor

**Landing:** Approx. 4.0m x 2.4m plus 7.9m x 1.0m

**WC:** Approx. 1.4m x 1.5m. Recently renovated with WC and vanity unit housing wash hand basin.

**Bedroom One:** Approx. 4.9m x 4.8m (gross including chimney breast). A large dual aspect double bedroom.

**Family Bathroom:** Approx. 1.8m x 2.2m. A recently renovated family bathroom housing a vanity unit with wash hand basin as well as a "L" shaped bath with thermostatic shower over and toughened glass screen to side, as well as a modest airing cupboard and heated towel rail.

**Bedroom Two:** Approx. 3.3m x 2.9m plus 0.8m x 0.8m. A good size double bedroom.

**Bedroom Three:** Approx. 3.8m x 3.2m. A good size double bedroom.

**Bedroom Four:** Approx. 3.9m x 3.3m. A good size double bedroom with further closet area.

## Potential Annexe/Holiday Let/Workers Accommodation

Located on the eastern end of the farmhouse and previously sub-divided to provide separate inter-generational accommodation with separate access

from the rear courtyard area.

**Porch:** Approx. 1.0m x 1.6m leading to:

**Living Room:** Approx. 1.0m x 1.4m plus 4.8m x 4.2m. Providing a good size living/dining room with period Devon open fireplace and oil fired Rayburn.

**Walk-Through Utility Area:** Approx. 1.2m x 3.2m. Wash unit with Belfast sink and space for fridge freezer.

**Kitchen/Breakfast Room:** Approx. 5.0m x 3.1m. A large kitchen/breakfast room with a generous range of fitted units including space for an electric cooker and plumbing for a dishwasher and washing machine as well as a space for an under counter fridge freezer.

**First Floor Landing/Stairs:** Approx. 3.1m x 1.5m plus 2.5m x 1.0m.

**Bedroom One/Five:** Approx. 3.1m x 1.7m plus 2.1m x 1.1m. A more dated single bedroom/small double requiring renovation and redecoration throughout.

**Bedroom Two/Six:** Approx. 3.1m x 1.9m plus 4.0m x 2.3m. A good size double bedroom.

**Bathroom:** Approx. 2.1m x 2.1m plus 1.1m x 0.9m. A more dated family bathroom with WC, wash hand basin and bath with electric shower over.

## Outside

West Leigh Farmhouse is adjoined by a good size garden, laid mostly to lawn, as well as a rear courtyard providing parking for numerous vehicles with adjoining traditional stone buildings providing potential for alternative uses (subject to planning if required):

- **Traditional Building One:** Total measurements approx. 3.5m x 4.6m (two storey) plus single storey lean-tos of 3.9m x 4.0m and 6.8m x 4.0m. A modest traditional stone building with a natural slate roof and concrete floor as well as a range of two lean-tos projecting from its eastern gable end. At present this building is redundant, however, the Landlord is willing to consider any proposals an incoming Tenant wishes to make for the future use of this building. If a suitable use is put forward the Landlord may consider investing in the repair of the buildings' roofs, structural timbers and floors.

**Traditional Building Two:** Approx. 27.8m x 6.8m plus 5.7m x 6.9m. A large traditional two storey stone building under asbestos cement slate with concrete floors and numerous internal sub-divisions. On the ground floor the building has four main sub-divisions, some with more restricted headroom and concrete floors with varying levels. This building is located within easy reach of the farmhouse and provides a useful floor space for storage or potential alternative uses (subject to planning if required). The Landlord is willing to consider the incoming Tenant's proposals for alternative uses of this building, such as work shop or perhaps kennelling.

- **Outbuilding Building Three - Kennels/Coal Shed:** Located to the side of the farmhouse. A stone under box profile steel building with cobbled floor. Internally sub-divided into numerous enclosures for storage/kennels/coal storage as well as the housing of the farms former generator.

## Paddock

If required, two paddocks to the rear of West Leigh Farm House extending to approximately 1.6 acres.





## Lot 2 – Land and Farm Buildings

- The holding is a former dairy and is now used for mixed farming including the production of good quality arable crops, grazing and mowing. The Land is a mixture of sloping arable and more varied pasture.
- The land is predominantly classified as Grade 3 on the Agricultural Land Classifications with some areas of Grade 4 pasture.
- We understand the Land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS).
- Some pasture areas and some arable fields benefit from either private water supply or natural water.
- Within the land is a modest stone linney measuring 3.5m x 4.6m. This building will be scheduled redundant and the Landlord may consider alternative uses outside of the tenancy.

## Lot 2a – Upper Yard

- **Building 1 – A workshop/ store building:** Approx. 62ft x 18ft with enclosed concrete block workshop area within this measuring approx. 22ft x 18ft. A mixed steel portal/concrete block structure under big 6 steel profile cladding to rear and one side elevation as well as earth floor to covered storage area and concrete floor with inspection pit to workshop area. We understand this building benefits from mains electricity.
- **Building 2 – General purpose farm building:** Approx. 22ft x 60ft with additional lean-to measuring approx. 18ft x 60ft. A steel portal frame building with a mixture of corrugated iron and big 6 profile steel roofing and side cladding as well as earth floor and informal timber internal partitioning. The building appears to benefit from mains electricity.
- **Building 3 – Linney:** A small stone Linney with open front and corrugated iron roof and corrugated iron/box profile steel cladding to side and rear elevations as well as an earth floor, measuring 30ft by 18ft. (Building to be scheduled redundant, unless an incoming tenant wishes to seek Landlord's approval to do works to the structure.) At present it appears most suited to informal storage or log storage.
- **Building 4 – Nissan Huts:** Fibre cement structures with low level concrete/block walls to the sides and rear elevation as well as partial concrete floor, total measurements 80ft x 18ft. The building does not appear to have modern services connected and appears most suited to covered storage. (Building to be scheduled redundant, unless an incoming tenant wishes to seek Landlord's approval to do works to the structure.).

- **Building 5 – Grain Stores:** The main part of the building measures approx. 75ft x 30ft with a further lean-to measuring approx. 75ft x 30ft. A steel portal frame building with big 6 fibre cement roof including roof lights over fibre cement cladding and a mixture of rendered concrete block and pressed steel grain walling. The building benefits from a concrete floor throughout with the main part of the building benefitting from pre-formed channels within the concrete floor and associated metal grates and central channel/walkway for the circulation of blown air. The building appears to benefit from mains electricity connection as well as water connection. Furthermore the building has numerous sheet metal doors although the front of the main section is open with only mesh netting.

## Lot 2b – Lower Yard

- **Building 1 – General purpose building:** Approx. 30ft x 70ft with further full length 30ft lean-to sections, to each side. A concrete portal frame general purpose building under big 6 fibre cement roof with partial fibre cement cladding over concrete block walls as well concrete flooring to both lean-to sections and earth floor to central section. The building has a mixture of hinged and sliding doors and appears to benefit from water and mains electricity connections as well as Tenant's fixed feed mangers with hay racks above. The building appears most suited to a mixture of loose housing, straw and input storage as well as perhaps some floor storage of grain.
- **Building 2 – Livestock building:** Approx. 75ft x 30ft. Concrete block construction with timber roof structure and big 6 fibre cement roof sheets as well as concrete floor and block feed manger. The building appears to benefit from mains electricity and water supply as well as roof lights. The building appears best suited to loose housing.
- **Building 3 – General purpose building:** Approx. 75ft x 30ft with a further 6ft overhang to the front elevation. A steel portal frame building with big 6 fibre cement roof and roof lights as well timber York boarding over partial render block walling and partial concrete floor. The building appears most suited to a mixture of loose housing or machinery storage and has a useful area of stone yard to the front.
- **Yard Area between Building 1 and traditional farm buildings:** A concrete former collecting yard with useful range of heavy duty guard gates for cattle handling and loading.
- **Redundant silage clamp:** Approx. 62ft x 26ft Concrete floor and earth bank walls. This former silage clamp will be scheduled redundant although it may be used for bale stacking.

## Summary of Tenancy Terms

Please refer to the Tender Pack for detailed information.

**Term:** 10 year initial fixed term, most likely with option to extend subject to agreement between the Parties at the time.

**Break date:** A mutual break clause on the fifth anniversary of the commencement date

**Start Date:** 25th March 2023. Early entry for the land to facilitate winter cropping may be possible by separate arrangement.

**Rent Payment Dates:** The rent will be paid quarterly in advance each year upon signing the Tenancy Agreement.

**Tenancy Agreement:** The successful applicant will make a contribution of £1,250 plus VAT towards the cost of preparing each and every tenancy agreement, depending on whether the farm is let as a whole or in lots. The tenant will make a further contribution of £750 plus VAT towards the preparation of an overall schedule of condition, or £500 plus VAT towards each and every schedule of condition should the farm be let in lots.

**Repairs, Maintenance and Insurance:** The tenant will be required to put, keep and maintain all those parts of the holding identified in the tenancy agreement as being the responsibility of the tenant. The Landlord will reserve responsibility for the repair and upkeep of the structure and parts of the exterior of the buildings and farmhouse.

**Dilapidations:** Any dilapidations existing at the commencement of the tenancy are to be accepted by the incoming tenant as their responsibility without compensation being payable by the Landlord.

**Early Entry:** Requests for early entry to facilitate winter cropping may be considered at the time of application.

**Sporting and Mineral Rights:** Both are reserved from the tenancy agreement.

**Basic Payment Scheme Entitlements:** We understand the outgoing tenant has the land registered with the Rural Payments Agency and will transfer all parcels to the successful applicant. However the outgoing tenant is intending to make a claim under the Lump Sum Exit Scheme. As a consequence we understand they will have no

entitlements to sell to an incoming tenant. The incoming Tenant will therefore need to source entitlements from elsewhere, should they wish to do so.

**Part Termination Provision:** The Landlord will reserve the customary right to terminate up to 10% part termination in any year of the tenancy.

**Tenure:** Should the farm be let as a whole it will be let under a single Farm Business Tenancy. Alternatively should the farm be let in Lots, Lot 1 will most likely be let by way of Fixed Term Lease under the Landlord and Tenants Act 1954 and Lots 2 will again be let under a Farm Business Tenancy.

## General Information

### Use

Either agriculture or a mixture of agriculture and commercial uses considered. Lot 1 being considered potentially suitable for some commercial use (subject to planning if required).

### Services

Mains electric to farmhouse and some but not all buildings, private water supply, private drainage, Calor gas central heating to part of the farmhouse, oil fired Rayburn.

### Local Authority

South Hams District Council

### Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

### Wayleaves, Rights of Way, etc

The property is let 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.

### Countryside Stewardship

The land is not currently entered into any agreement. The Landlord would be willing to consider any stewardship or environmental proposals an incoming tenant wishes to make.

### Designations

The property falls outside both Dartmoor National

Park and the South Devon Area of Outstanding Natural Beauty (AONB).

## Plans & Boundary Fences

An illustrative plan of the holdings is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plans are not to scale and is not to be relied upon.

## Tenancy Agreement

Detailed heads of terms for the tenancy agreement(s) will be available on request. It is expected that a signed copy of the resulting tenancy agreement(s) will be returned within 28 days of acceptance of the successful tender.

## Viewings

Viewing mornings for the farmhouse and buildings will be held between 09:00 and 12:00 on both Wednesday 14th September 2022 and Wednesday 12th October 2022. Further unaccompanied viewings of the land will be permitted provided applicants carry a set of these particulars to identify themselves. Please ensure all gates are left closed as there may be livestock on site.

## Health & Safety

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

## Tenders

Informal tenders are invited by noon Friday 28th October 2022. Tender forms and detailed heads of

terms for the tenancy agreement(s) are available from Michelmores Hughes Stags upon request (via email rural@stags.co.uk or telephone 01803 862002). All Tenders should be returned to the Michelmores Hughes Stags office in Totnes in a sealed envelope marked "West Leigh Farm Tender". The bid should be submitted using the tender form provided clearly stating the amount of annual rent tendered in pounds sterling. The Landlord is under no obligation to accept the highest, or any Tender.

## Grid Reference

Ordnance Survey reference SX 68405 52087

## Ingoings

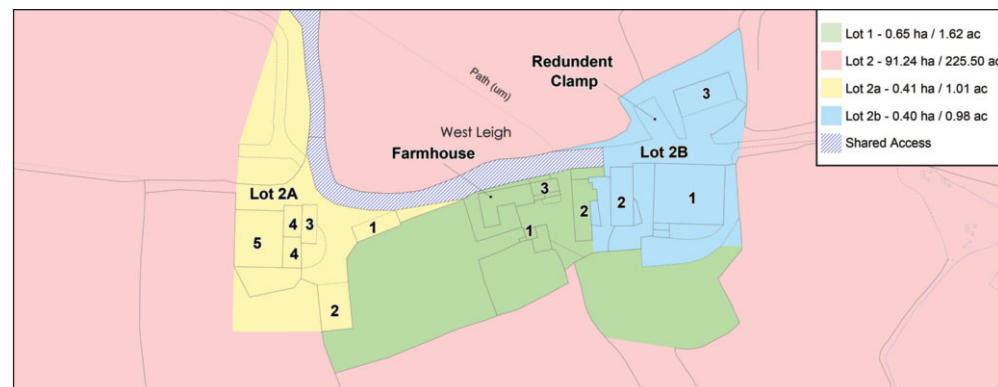
To be agreed with the Tenant.

## Directions

From the A38 take the Wrangaton junction heading south on the A3121 which after approximately 1 mile leads onto the B3196. After a further circa 1.5 miles this reaches California Cross. At California Cross turn right onto Chapel Down Lane End towards Modbury. After approximately 2 miles the entrance to the property is found on your right. The farmhouse and farmyard are then found at the end of the driveway.

## Disclaimer

These particulars are a guide and should not be relied upon for any purpose.





# Westleigh Farm, Modbury

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



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Drawing No. W17760-01 Date 11.08.22

Scale  
1:4,500 @ A3

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- Lot 1 - 0.65 ha / 1.62 ac
- Lot 2 - 91.24 ha / 225.50 ac
- Lot 2a - 0.41 ha / 1.01 ac
- Lot 2b - 0.40 ha / 0.98 ac
- Shared Access

