



Cleave Farm

Weare Giffard, Devon

Carter Jonas

Cleave Farm
Weare Giffard
Bideford
Devon
EX39 4QX

A well-equipped former dairy farm offering extensive opportunities supported by two established solar farms that provide a strong investment return.

The holding is centred around the former dairy complex that serviced a herd of some 500-cows and includes a well-presented, detached, 4-bedroom period farmhouse and an extensive range of farm buildings, all enjoying panoramic views.

Offered as a separate lot, there is a well-maintained, 3-bedroom semi-detached cottage with adjoining covered yard.

Located to the north of the farmstead are two solar farms, both let on secure agreements generating a sound investment income.

The farm comprises versatile arable and pasture land offered in numerous lots.

In all, extending to 260.65 acres.

Available as a whole or in 8 lots.

Carter Jonas



Situation
The farm is situated in a renowned farming area of mixed farms which is well known for dairy and livestock holdings due to the mild climate and capacity to grow excellent crops of grass and maize. The area is designated as an area of great landscape value.

Location
There are many vibrant villages and towns within close proximity. The thriving market town of Great Torrington is 3 miles to the south which offers a wide range of social, scholastic and shopping facilities.

Additional extensive educational and recreational facilities can be found at Bideford, 5 miles, which in turn leads to the spectacular north Devon coastline which is renowned for its beaches and south west coast path.

The cathedral city of Exeter is approximately 45 miles to the south east which in turn provides access to the M5 motorway. The city of Exeter provides, in addition to a wide range of shopping facilities, a university, airport and premiership rugby.

Lot 1

Comprising the farmhouse, the extensive range of predominantly modern agricultural buildings, a wind turbine and some 81.05 acres of arable and pastureland.

The Farmhouse

Constructed of rendered stone elevations under a slate roof, the 4-bedroom property offers excellent, spacious family accommodation that benefits from double glazing.

Set away from the farm buildings, surrounded by a small range of attractive, traditional barns that offer potential for numerous alternative uses.

The accommodation comprises an entrance hallway with stairs to first floor accommodation and door into the dining room with attractive stone fireplace and surround, oil burning stove and exposed wooden beams. Also accessed from the entrance hall is the sitting room with inglenook fireplace, oil burning stove and exposed beams. Fully fitted farmhouse kitchen with an extensive range of fitted units, up to date appliances and Rayburn.

To the side of the house is a further hallway used as an office with utility room with Belfast sink and boiler, and a cloakroom with WC and wash hand basin. Rear porch leading to outside.

On the first floor, there are four good-size bedrooms and a large family bathroom.





Farmhouse Floor Plan

Cleave Farm
Weare Giffard
Bideford
Devon
EX39 4QX

Total:
4664 sq ft / 433.2 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outside

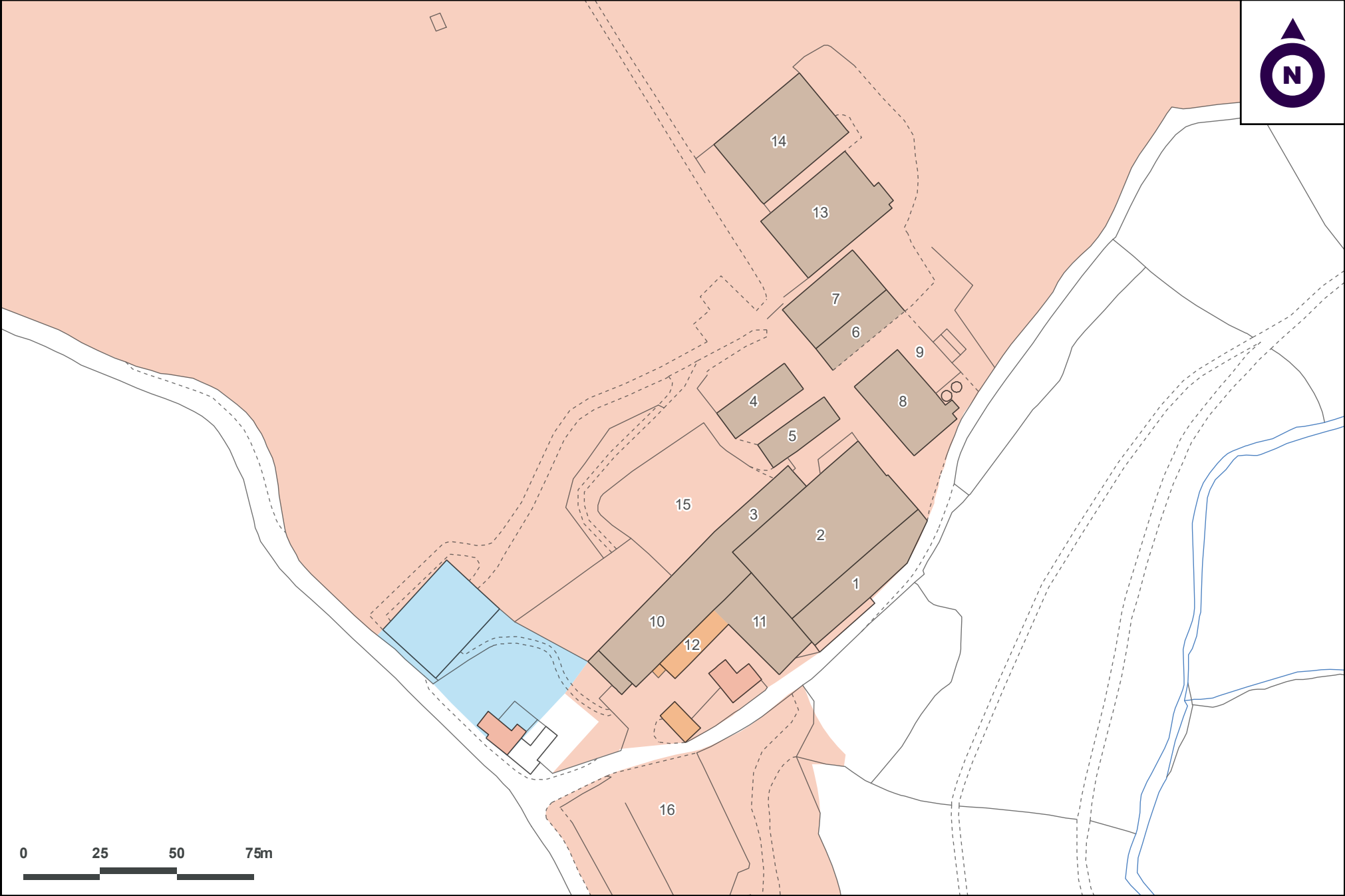
Situated to the south west of the farmhouse is an attractive traditional barn constructed of brick, stone and cobb walls with a further single storey barn, previously used as a farm office with kitchen, shower room and WC, with three adjoining garages.

Farm Buildings

Located a short distance from the house are an extensive range of modern dairy, livestock and storage buildings that in the past were developed to service a 500-cow dairy herd and now offer for a wide range of dairy, livestock or other uses.



Buildings			
Label	Type of building	Dimensions (sq m)	Description
1	Covered feed area	635	12 bay steel portal frame with concrete block and timber space board walls under a fibre cement roof.
2	Cubicle house	1,590	12 bay dual span steel portal frame with concrete block walls under a fibre cement roof comprising 215 cubicles together with a storage area for straight feeds.
3	Cubicle house	290	7 bay steel mono pitched frame with concrete block and space board walls under a fibre cement roof formerly comprising cubicles.
4	Calf house	250	6 bay steel mono pitched frame with concrete block and Yorkshire board walls under a fibre cement roof with overhang providing loose housing.
5	Calf house	250	6 bay steel mono pitched frame with concrete block and Yorkshire board walls under a fibre cement roof providing loose housing.
6	Hay/straw store	280	5 bay steel portal frame with open front, precast concrete walls, concrete floor under a fibre cement roof.
7	Loose House	420	5 bay steel mono pitch frame, concrete block and Yorkshire board walls under a fibre cement roof with concrete feed manger and overhang.
8	Feed shed	500	4 bay steel portal frame with concrete block walls, concrete floor under a fibre cement roof with lean-to loose house, stock yard and workshop.
9	Open silage pit		Constructed of precast concrete walls and a concrete floor with an approximate capacity of 300 tonnes.
10	Milking Parlour	905	10 bay steel portal framed building with lean-to off constructed of concrete block, concrete panel and space board walls under a fibre cement roof formerly accommodating a 36:72 Dairymaster milking parlour together with covered collecting yard, automatic shedding and medication area with 18 cubicles and isolation pen.
11	Covered feed yard and passage	460	5 bay steel portal frame with part stone and part open sides under a fibre cement roof with concrete floor.
12	Traditional barn	185	Concrete block timber panel and stone walls under a slate roof and comprising the dairy, farm office and three garages.
13	Calf house	890	6 bay steel portal frame with precast concrete panel and Yorkshire board walls under a fibre cement roof with concrete floor, electric steel roller doors at each end, concrete feed manger and central feed passage providing loose housing.
14	Calf house	890	6 bay steel portal frame with precast concrete panel and Yorkshire board walls under a fibre cement roof with concrete floor, electric steel roller doors at each end, concrete feed manger and central feed passage providing loose housing.
15	Slurry store		Earth banked.
16	Open silage clamps		Precast concrete and earth banked walls with a concrete floor and effluent store.



Wind Turbine

Located centrally within lot 1 is a 50 KW wind turbine owned by a third party. The site has been let on a 21-year term starting from 20/03/2014. The starting rent was £5,000 per annum plus 20% of the feed-in-tariff for energy generated over 160,000KWh by the turbine per annum.

The rent is reviewed annually upwards only in line with RPI. The current rent passing is £7,515.68 per annum. The lease is excluded from the landlord and Tenant Act 1954. Further information is available from the agent.

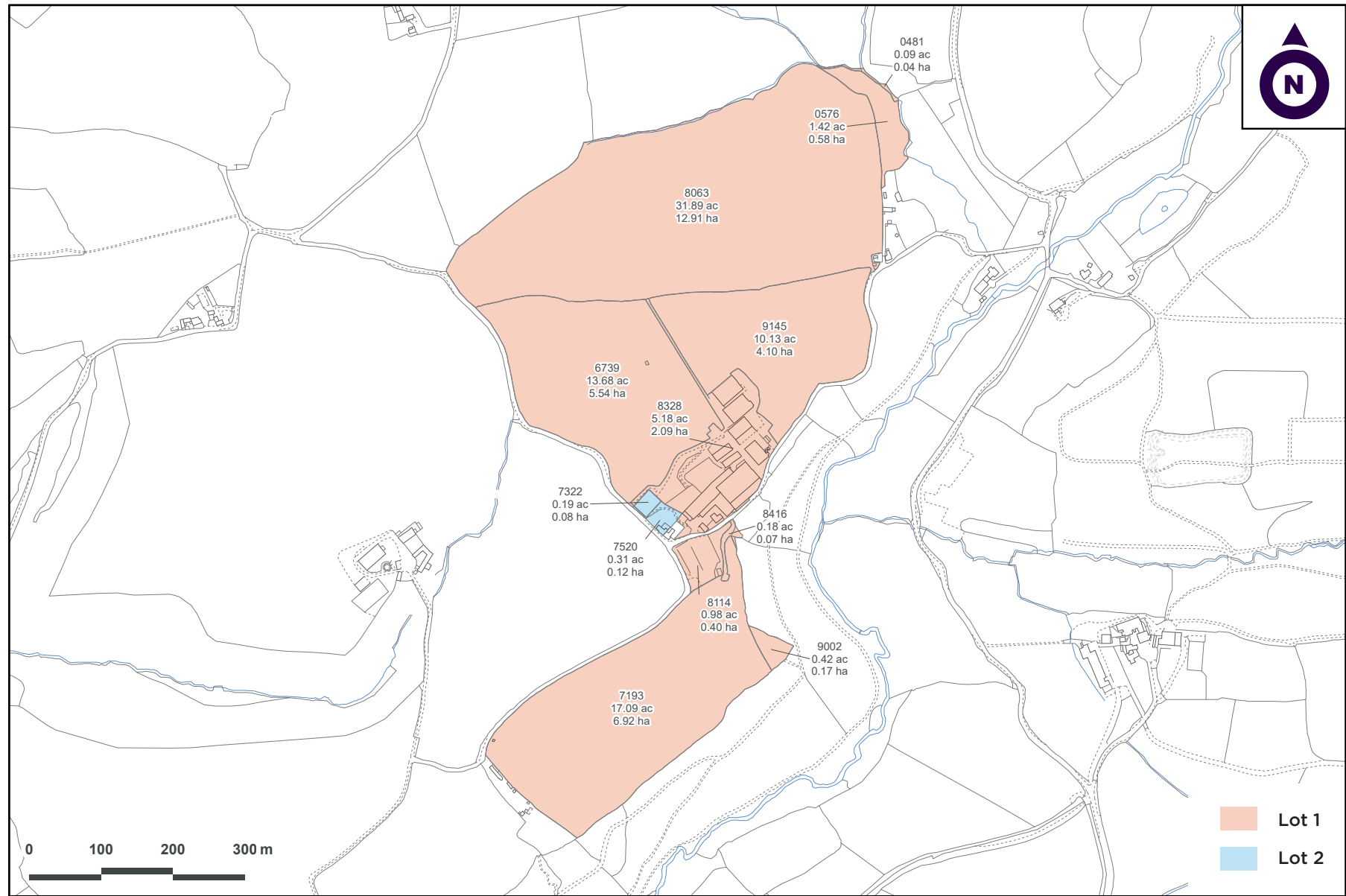


Land

The land comprises some 81.05 acres of good quality arable and pasture land that lie immediately adjoining the farm buildings, serviced by a central farm track and divided into four enclosures with an area of amenity woodland.

Lying at between 80-100m above sea level, the soil comprises of well-drained, fine, loamy soil and is serviced by a mains water supply.





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Lot 2: The Granary & covered yard

The cottage known as The Granary lies on the edge of the main holding of Cleave Farm and comprises a semi-detached 3-bedroom cottage with garage and barn.

The accommodation comprises on the ground floor of entrance porch with stairs

to first floor, a WC, kitchen and sitting room. At first floor, a landing, three bedrooms (one with en-suite shower room) and a family bathroom.

Located a short distance from the cottage is a good-sized covered yard, originally

constructed as a calf rearing unit, the building, which measures 745 sqm, is constructed of a portal frame with precast concrete and Yorkshire board walls under a fibre cement roof. The building would be

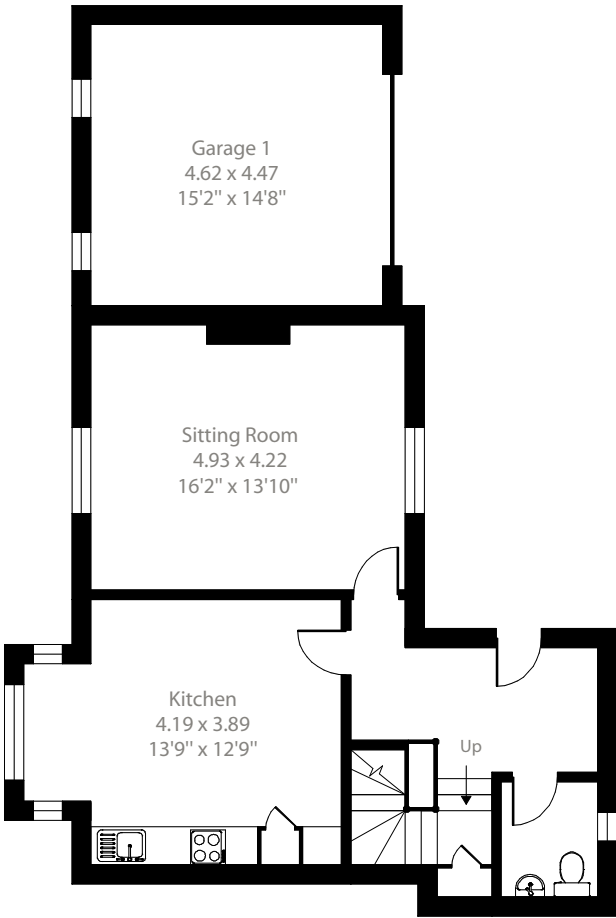
ideal for a range of alternative uses, subject to obtaining the appropriate consents.



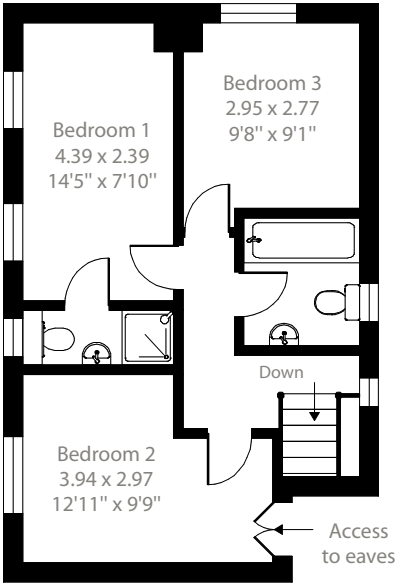
Granary Floor Plan

The Granary
Weare Giffard
Bideford
Devon
EX39 4QX

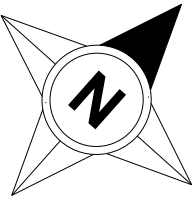
Total:
1076 sq ft / 99.9 sq m



The Granary Ground Floor



The Granary First Floor



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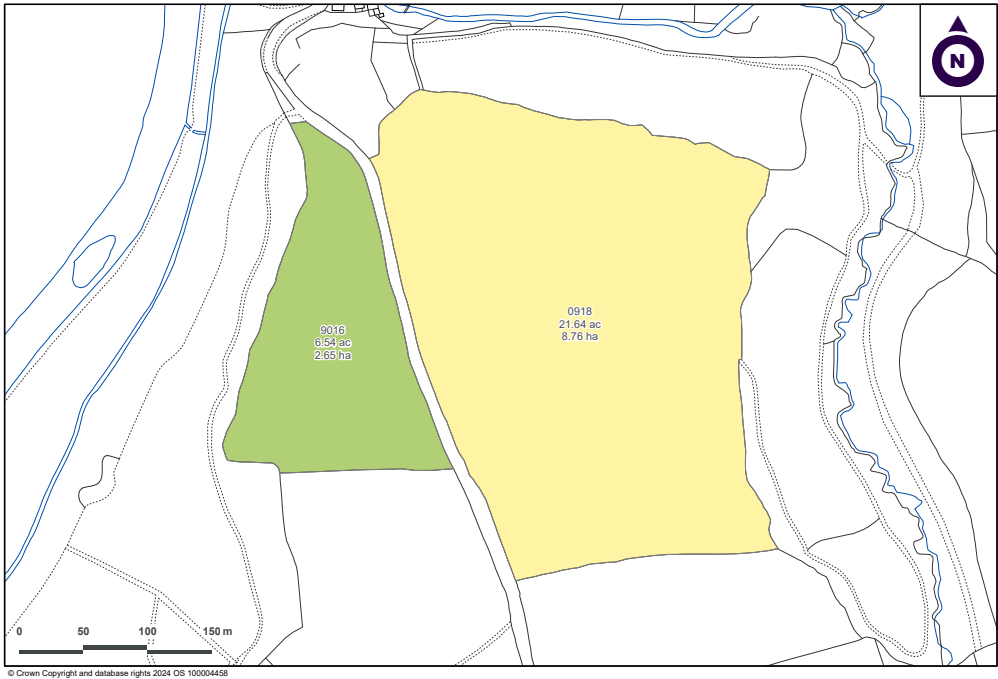
Lot 3

Land to south of Chope's Bridge
amounting to 21.64 acres. A single
enclosure enjoying excellent road
access, currently cropped to maize.

Lot 4

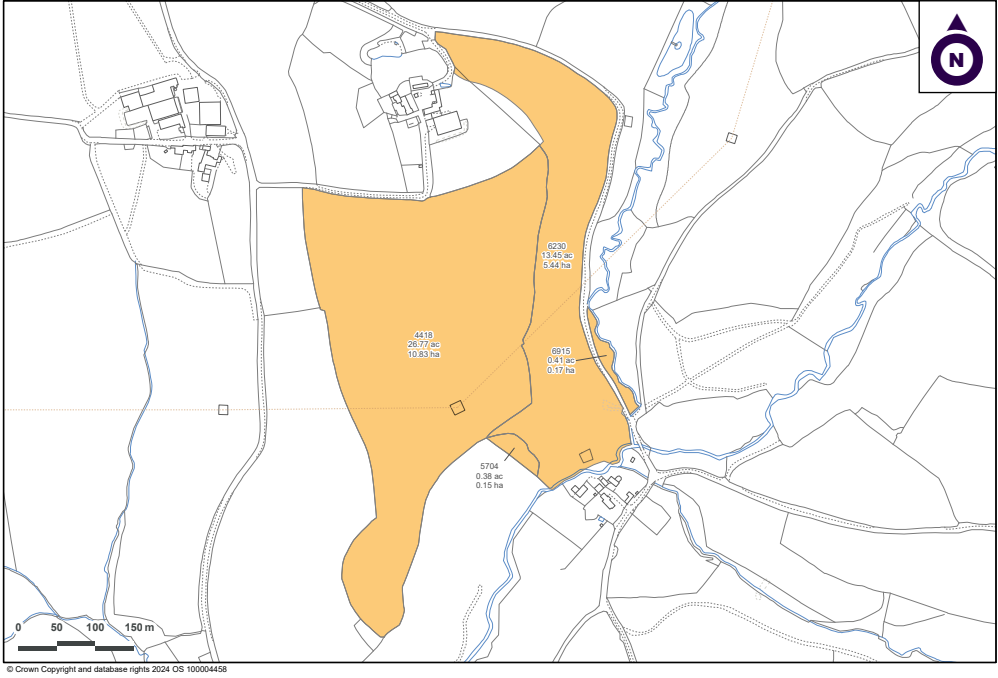
A parcel of some 6.54 acres lying to the
south of Chope's Bridge. An ideal parcel
of good-quality land enjoying excellent
road access currently cropped to maize
but would be ideal to service numerous
other enterprises. A mains water supply
is available.

- Lot 3
- Lot 4



Lot 5

Some 41.01 acres of land at Great Huxhill Farm. This parcel is divided into two sizeable enclosures, the first of some 26.7 acres is currently cropped to maize but would be ideal to service a variety of arable or livestock operations. The second enclosure comprising some 13.83 acres provides a sloping pasture field, also enjoying separate access off the council lane running along its eastern boundary.



Lot 6

Land to the north of Lower Kingdon comprising a parcel of pasture and woodland extending to 35.77 acres within which there is a 24.24 acre solar park.

The solar park is let on a long-term lease generating a secure renewable energy income stream. This lot contains 4.6MW of solar, developed by a well-established developer, generating an RPI indexed upwards only income rent. The scheme itself provides a guaranteed base rent of £29,088 which has been indexed to circa £44,000 for 2024. The lease in question commenced in 2013 with a 25.5 year term with the option for the developer to extend for a further 5 years, providing a remaining circa 20 years of income.

Lot 7

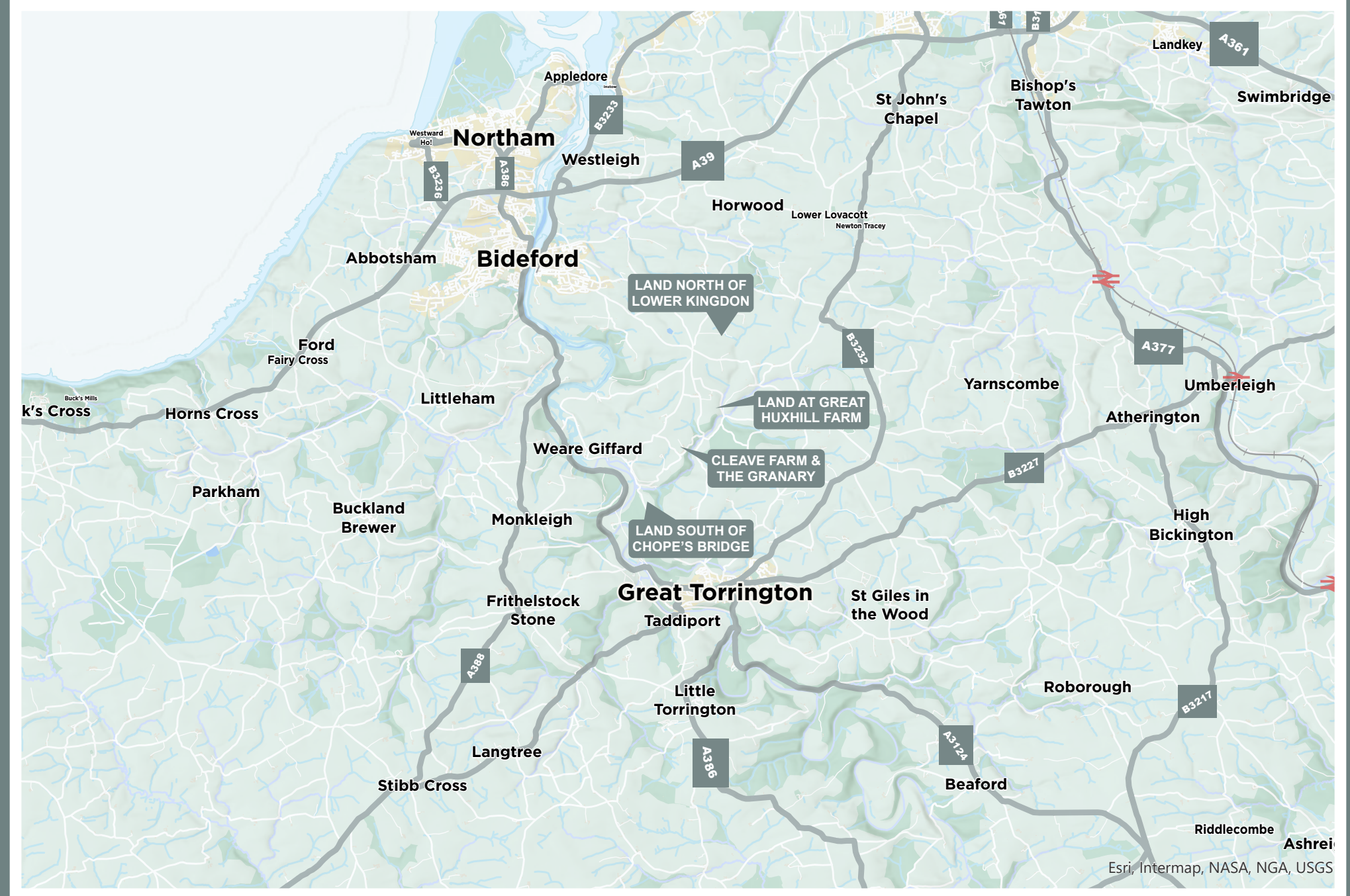
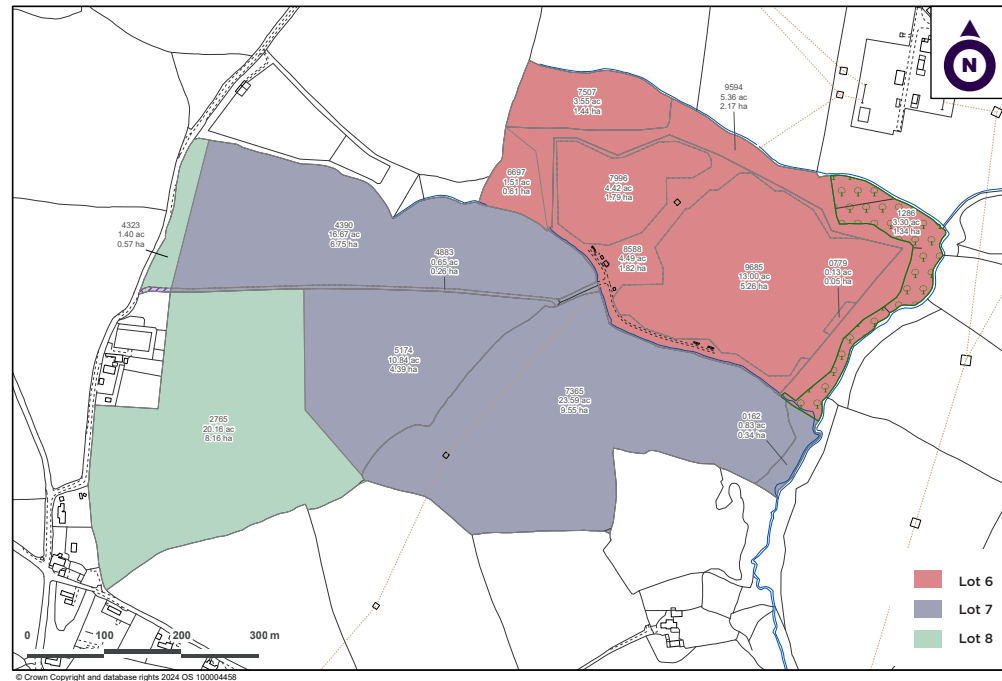
Land to the north of Lower Kingdon comprising some 52.58 acres, within which there is a lease for a 9.85MW solar development covering some 51.72 acres and estimated to generate 8,865 MWh per annum.

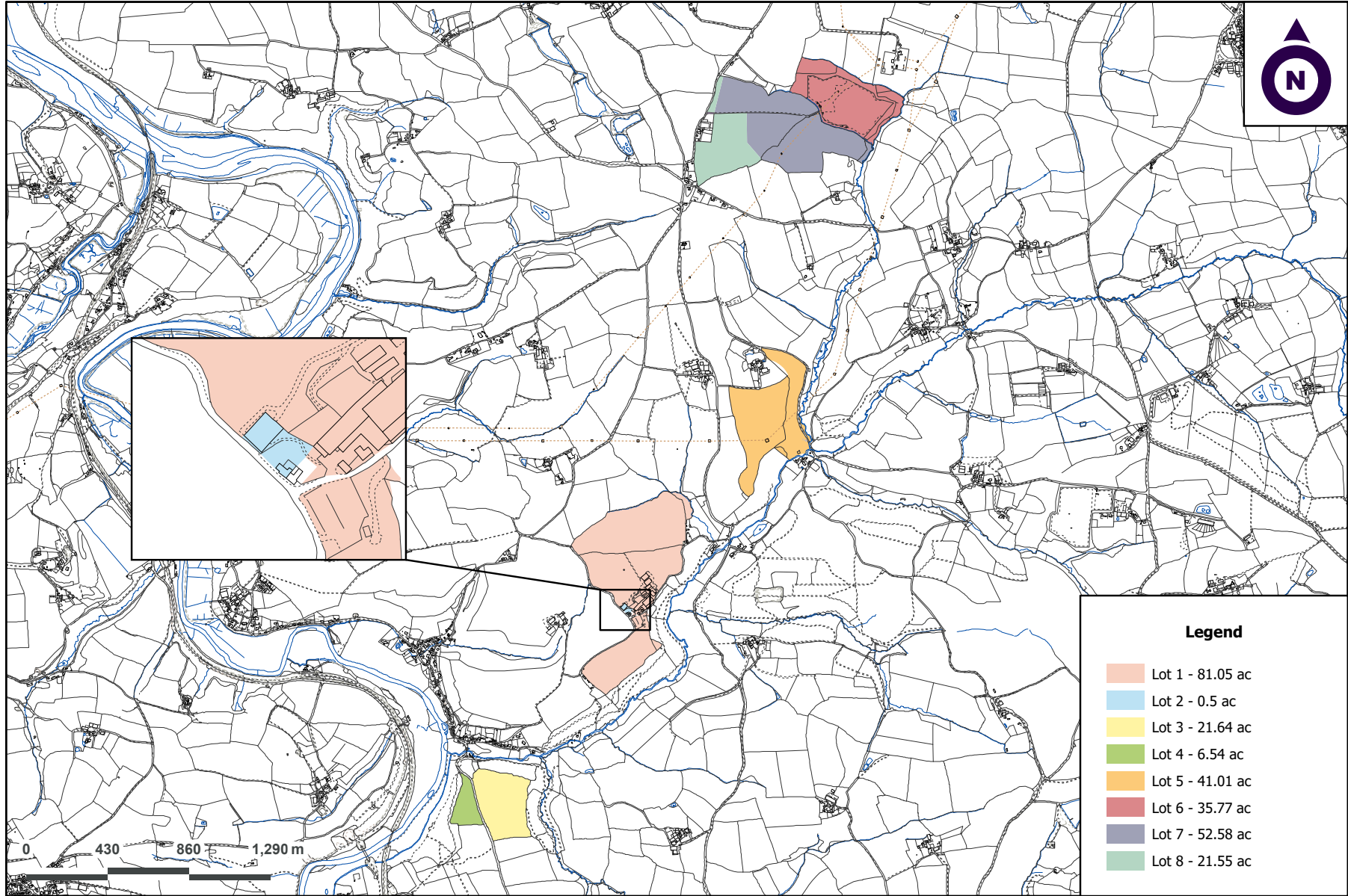
The lease was executed in March 2024 and provides an investment opportunity providing a lengthy income stream comprising a base rent of £1,000/acre that is subject to upwards only annual RPI indexation (indexed linked from 2022 to £60,321.60 for the 2024 period) or 5% of gross revenue. The lease has 30.5 years remaining, with the lessee having the right to extend for a further 10 years subject to a renewal payment of £64,000 RPI index linked from 2022. The connection of the site to the grid will be commissioned in the new year.



Lot 8

A parcel of some 21.55 acres of good-quality arable land. This parcel enjoys excellent road access and lies immediately adjoining the two solar parks. Currently laid to grass, the land would be ideal to service a variety of livestock of arable enterprises, or to provide additional facilities to the solar park.





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Method of Sale

The farm is offered for sale by private treaty as a whole or in up to 8 lots.

Tenure & Possession

The farm is sold with vacant possession on completion, subject to the lease agreements applying to the two solar farms the wind turbine and an Assured Shorthold Tenancy currently applying to The Granary.

Listing Status

Neither of the dwellings are listed.

Services

The farmhouse is serviced by 3-phase electricity, both mains and private water supplies, private drainage via a sewage treatment plant and oil-fired central heating.

There are two 25KW solar panel arrays installed on the roofs of buildings 10 and 11.

The former dairy and parlour are connected to a mains water supply.

The farm buildings are connected to a private water supply sourced from three boreholes situated within NG7193. There is also a mains water back-up supply.

The Granary is connected to mains electricity, mains water and private drainage via a sewage treatment plant.

Lots 3, 4, 5 and 8 currently enjoy a mains water supply.

Health & Safety

Potential purchasers should take particular care when inspecting the property being mindful of uneven and slippery ground surfaces, machinery and livestock movements, especially in and around the farm buildings.

VAT

Value Added Tax is not applicable.

Overage

In the case of lots 6, 7 and 8, the land will be sold subject to an overage clause whereby should further development take place within a period of 25-years, the Vendor's would be entitled to a further payment of 50% of any enhanced value attributed to that development. The overage to be triggered on the granting of planning permission.

Planning

Planning permission has been granted for both solar parks, the wind turbine and numerous farm buildings.

Wayleaves, Easements, & Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and Quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A right of way exists across the northern edge of NG7193 in favour of the Clinton Estate to gain access to Cleave Wood.

There is a right of way over the track NG4883 at Lower Kingdon to the solar farm.

There is a right of way through the farm buildings, over the track and through NG6739 to the wind turbine at Cleave Farm.

There is a right of access over Great Huxhill Farm drive to gain access to field NG4418.

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

EPC Ratings

The Farmhouse is rated D.

Council Tax

The Farmhouse: Band F.
The Granary: Band C.

Local Authority

Torridge District Council
www.torridge.gov.uk

Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

Directions

From the town of Bideford, take the A386 to Great Torrington, soon after Landcross, take the signpost left to the village of Weare Giffard, under the old railway bridge. Follow all the way through the village with the river on your right, passing the village hall on your left and the village green and playpark on your right. At the Cyder Presse pub, slow and indicate and take a hairpin left, up the hill to Park X. Take a right at the junction for Cleave, after about 0.5 miles, the farm will be clearly ahead of you.



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Offices throughout the UK

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