



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

# Pithayes Farm

Whimble, Exeter, Devon EX5 2TG

Whimble 1 Mile • A30, Daisymount Junction 1 Mile  
Ottery St Mary 3.6 Miles • Honiton 8 Miles  
Exeter 10.5 Miles

**TO LET: A productive run of pasture and arable land totalling 250 acres with the option of an extensive range of farm buildings including cubicles, silage clamps, machinery and hay/straw stores near Whimble in East Devon.**

- An outstanding run of pasture and arable land extending in total to 250 acres
- Land to be made available as a whole or in four Lots
- Optional extensive ranges of farm buildings available with either (from 50,000sqft to 72,000sqft).
- 3-year Farm Business Tenancy (FBT) commencing on 29th September 2020
- Available due to retirement.
- **The Whole: About 256 acres (104 hectares) of pasture and arable land and a range of farm buildings offered to let as a whole or in lots on a 3-year Farm Business Tenancy (FBT).**



Lot 1



Lot 1 and 3



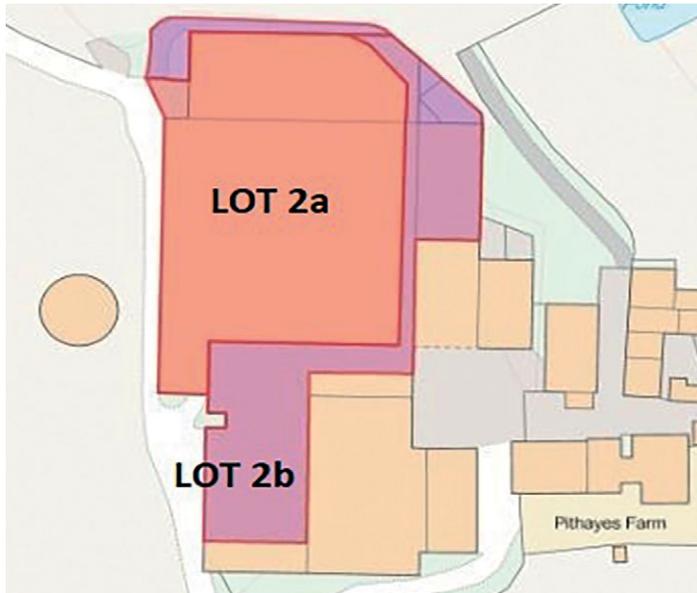
Lot 2a

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**Lot 1: Land extending 162.49 acres (65.75 hectares).** Adjacent to the farm buildings and with access via internal tracks and adjoining roads. An excellent ring fence of arable and pasture ground. Optional Straw/Hay storage building measuring 3900 sq ft (362sqm).

**Lot 2a: Approximately 4,700m<sup>2</sup> (50,000sqft).** Farm buildings including cubicles with feed passages, loose housing and clamps for silage or grain/feed, hay and straw storage. Slurry store optional (200,000gallon capacity).

**Lot 2b: Approximately 2,000m<sup>2</sup> (22,000sqft).** Additional buildings with 86 cubicles, loose housing, 2 silage clamps. Slurry store optional (200,000gallon capacity).

**Lot 3:** Productive pasture for mowing extending 33.53 acres (13.57 hectares). Currently in Timothy grass.

**Lot 4:** Mix of pasture and arable land extending 24.61 acres (9.96 hectares) at Strete Raleigh. Three level fields with road frontage.

**Lot 5:** Arable land extending 29.17 acres (11.81 hectares) at Fairmile One field with long road frontage.

**The Whole:** Farm Buildings and 250.94 acres (101.55 hectares).

## Viewing

Viewings are strictly by appointment only. Viewing times will be arranged. To book an

appointment on one of the available dates please contact Stags Professional Services Department on 01884 235701.

## Tenders

Tenders are invited by noon Friday 10 July 2020. Tender forms and 'Heads of Terms' for the tenancy are available from Stags Professional Department upon request (via email [professional@stags.co.uk](mailto:professional@stags.co.uk) or telephone 01884 235 701). All Tenders should be returned to the Stags Tiverton office in a sealed envelope marked "Pithayes Farm Tender". The bid should clearly state the amount of annual rent tendered in pounds sterling. The Tender Form should be accompanied by a summary of the Tenants farming background, current farming operations and a proposed cropping rotation. The Landlord is under no obligation to accept the highest, or any Tender.

## Grid Reference

Ordnance Survey reference SY 04440 96105

## Directions

From the A30 from Exeter, take the exit at Daisymount roundabout and head east on the B3174 signposted Rockbeare and Whimble. Continue for approximately one mile and turn right at the 'Hand and Pen' crossroads, signposted for Whimble. The main farm entrance is on the left hand-side after 150 yards.

## Situation

The land and buildings at Pithayes Farm are approached via a driveway which leads directly to the farm buildings. Keep left of the buildings to access the property available to let.

The land lies just over 1 mile from the A30 trunk road; which provides efficient access to Exeter, Honiton and further afield. The village of Whimble lies 1 mile to the north with a range of amenities including a post office, pubs, primary school and a church. The Market and University City of Exeter, some 10.5 miles to the south west, offers a wide range of retail and recreational facilities including fast rail services to London Paddington.

Pithayes Farm enjoys easy access via the B3174 (London Road), the old A30, to the 'new' A30 at Daisy Mount. The new A30 provides excellent links to Exeter, the M5, Honiton and the A303.

## Introduction

The land and buildings at Pithayes Farm are being offered to let as a whole or in separate lots on 3-year Farm Business Tenancy (FBT) arrangements.

All the land and buildings combine to make a productive holding extending in total to 256 acres with an extensive range of versatile modern farm buildings set under one covered range. The farm was historically developed as a dairy farm but in more recent times has been used for beef finishing and arable (the parlour was removed after dairying stopped in 2011).

The current cropping details can be found within the Tender Pack.

N.B. There is no house available with the letting

The land is classified as Grade 3 on the Agricultural Land Classification maps and is gently undulating with level areas bounded mainly with mature hedges or Devon hedge banks. The farm buildings are serviced by mains water and benefits from mains electricity. There are water pipes underground within Lot 1 but few water troughs currently connected.

The soils are predominantly described as slightly acid loamy and clayey and are suitable for productive pasture as well as a range of arable crops, both autumn and spring drilled.

The land at Pithayes Farm has access from the adjoining council-maintained roads via a track that runs through the farmstead. Lots 3, 4 and 5 all have road frontage.

The land is registered with the Rural Payments Agency and BPS Entitlements are to be transferred to the Tenant upon grant of tenancy (and returned at the end to the Landlord or nominated party).

A schedule of land showing Eligible land areas for the Basic Payment Scheme, and field references corresponding with the plan can be found within the tender pack.

## The Current Farming Policy

The farm is currently mainly farmed in hand and managed in rotation of maize, winter barley, winter wheat and leys.

The Landlord is retaining a part of the farm buildings at Pithayes Farm, as well as just over 1 acre of pasture adjoining the traditional buildings and workshop at Pithayes Farm. Both of these areas are marked on the farm plan and have their own separate access but will also have use of the main farm access.

## The Farm Buildings

The farm buildings are extensive. Two options are available, both of which form part of the main range of modern buildings at Pithayes which are industrial in standard.

The entirety of the buildings available (Lots 2a and 2b) can be described as follows:

**Lot 2a:** Approximately 50,000sqft. A covered range of buildings of steel portal framed construction split into 3 sections with concrete panels and Yorkshire boarding to the eaves beneath a corrugated fibre cement roof with a concrete floor. There are **three double rows of cubicles totalling 176 with slatted flooring, feed passage, feed barriers and yolks** extending an area of 35.25m x 39.9m, a **loose house** extending 19.7m x 16m and **two further loose houses** extending 19.7 x 16m and 14.5m x 16.5m. There is a **hay/straw/silage storage area** extending 30m x 17m (max.) as well as an **old parlour** and collecting yard unit containing 4 individual calving pens (excluding the one next to the old dairy) and **one bull pen** (14.5m x 16.5m). Access to the building is available via two entrances. Slurry store optional.

**Lots 2a & 2b:** As above with the addition of approximately 22,000sqft including **four rows of self-contained cubicles totalling 86** extending 17.5m x 30m, **additional service area/internal yard** at 29.8m x 13.15m, **two additional silage clamps** extending 37m x 18.85m and 6.3m x 12.6m. Access is available via three entrances. Slurry store optional. (Note: Lot 2b is not available separately).

## General Remarks

### Use

For agricultural purposes only. There are no cropping restrictions but each tender must be submitted with husbandry and cropping plans.

### Services

The farm buildings are connected to mains water with pipes underground in Lot 1 but few water troughs in place. The tenant can add troughs and remove them at the end of the tenancy. Charges will be made for water usage in Lots 1 and 2.

The buildings are connected to a mains electricity supply, the apportioned cost will be the responsibility of the incoming tenant.

Natural water to Lot 3; mains water connection available to Lot 4.

### Local Authority

East Devon District Council.

### Nitrate Vulnerable Zone (NVZ)

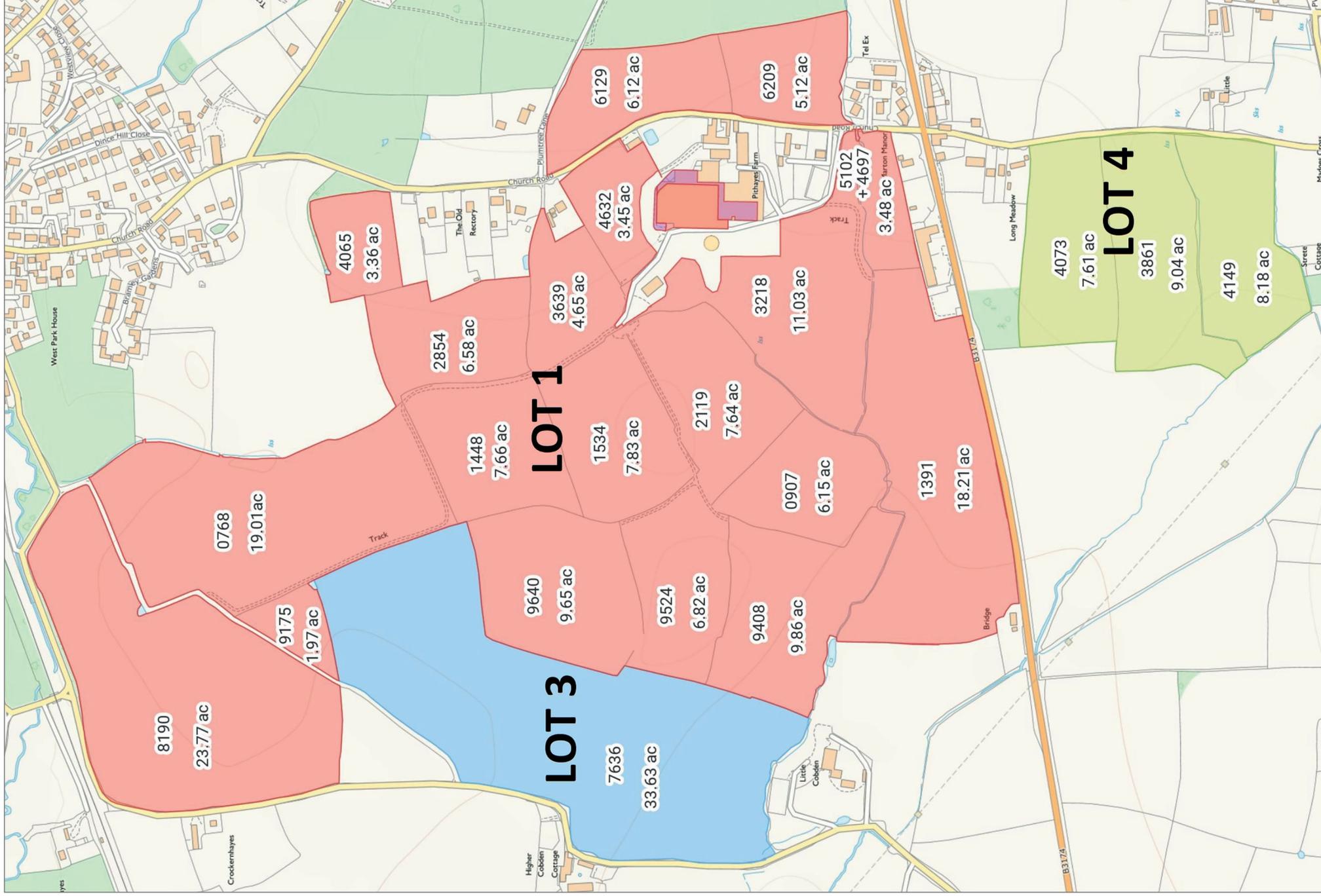
All the land is situated within a Nitrate Vulnerable Zone. The incoming tenant will be expected to comply with all NVZ regulations.

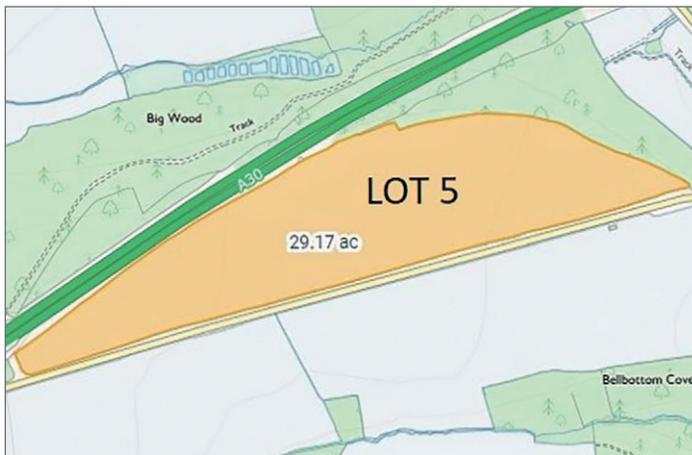
### Sporting and Mineral Rights

The sporting and mineral rights are reserved but not exercised by the landlord.

### Farm Sale

The right to hold a farm sale by auction of machinery and items on Lot 1 of the property during the tenancy is reserved (due to current COVID-19 restrictions).





### 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. The property is also let subject to and with the benefit of any public or private rights of way or bridleways.

### Early Entry

The Landlord will allow early entry for cultivations and drilling from when the 2020 crop has been harvested, by arrangement.

### Plans and Boundary Fences

An illustrative plan of the holding is attached with these particulars. Applicants must satisfy themselves by inspection or otherwise to its accuracy. Please note the plan is for informative purposes only which is not to scale and is not to be relied upon.

### Holdover

The right of holdover to harvest the existing crops is reserved until the end of October 2020.

Summary of Tenancy Terms – please refer to the Tender Pack for more detailed information.

### Term:

3 years.

### Start Date:

29th September 2020

### Rent Payment Dates:

The rent will be paid half yearly in advance on 29th September and 29th March each year. For

this year 25% of the rent will be due upon signing the tenancy on or prior to 31 July and 25% on 29 September 2020.

### Tenancy Agreement:

Costs to be divided 50/50 to each party.

### Schedule of Condition

To be agreed prior to the commencement of the tenancy. Costs to be divided 50/50 to each party.

### Repairs, Maintenance and Insurance

The landlord is to maintain and repair the structure of the buildings. The tenant is to maintain and repair the interior of the buildings, fixtures and fittings including the cubicles (excluding the mats). The buildings, equipment, land, fences and hedges are to be returned in an equivalent or better condition.

### Entitlements

Basic Payment Scheme entitlements will be transferred for the duration of the agreement. If the Farm is let in lots, these will be apportioned on a pro rata basis.

### Disclaimer

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

