

Strashleigh Farmhouse and Buildings, Ivybridge, PL21 9JP





Strashleigh Farmhouse and Buildings

Ivybridge, PL21 9JP



Substantial (Grade II listed) farmhouse, range of stone barns (5,530 square feet), with potential for conversion (subject to planning), together with a range of modern farm buildings (28,783 square feet), standing in a total of some 9.58 acres (3.88 hectares), for sale as a whole or in 3 lots, to suit purchaser's requirements.



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DIRECTIONS

From Ivybridge, join the A38 dual carriageway expressway heading towards Plymouth and take the first available left after the Endsleigh/Wyevale Centre, signposted Westlake/Hunsdon. Proceed along this road for about 200 yards and bear around to the right. Continue straight ahead (not up the hill) onto Warren Lane, which leads into Strashleigh Farmhouse and buildings.

SITUATION

Strashleigh Farmhouse and buildings is situated approximately 10 miles east of the city of Plymouth and 2½ miles west of the town of Ivybridge, lying immediately to the south of the A38 dual carriageway expressway (connecting to the M5 motorway and national road network), opposite Lee Mill industrial estate.

Ivybridge is a vibrant, friendly community in the beautiful South Hams, nestling on the southern edge of Dartmoor. The town centre is little more than half a mile away and there can be found a comprehensive range of shops and other businesses. The Watermark Centre is a flagship cultural and business centre in the heart of Ivybridge. It is home to a cinema and theatre space, conference and banqueting facilities with bar, new state-of-the-art library, IT suite, community information resources, coffee shop plus business units for rent and an on-site business support service. The town has several primary schools and a very well respected Community College. Within the town are numerous clubs and societies catering for a wide variety of interests and opportunities to participate in many sports including football, rugby, cricket and tennis. The South Devon Leisure Centre provides indoor and outdoor swimming pools, squash courts and gymnasium.

DESCRIPTION

Strashleigh Farmhouse and buildings is being offered for sale as a whole or in three lots, as outlined in red (Lot 1), green (Lot 2) and blue (Lot 3) on the site plan.

Dealing with each of the lots in turn:-



LOT 1 - 5.90 acres (2.99 hectares) (outlined in red)

The farmhouse (including the annex) and 16/17th Century large stone barn are both individually and separately listed (the other stone barns are not listed), all of which form a central group and are surrounded by a number of modern agricultural buildings and structures.

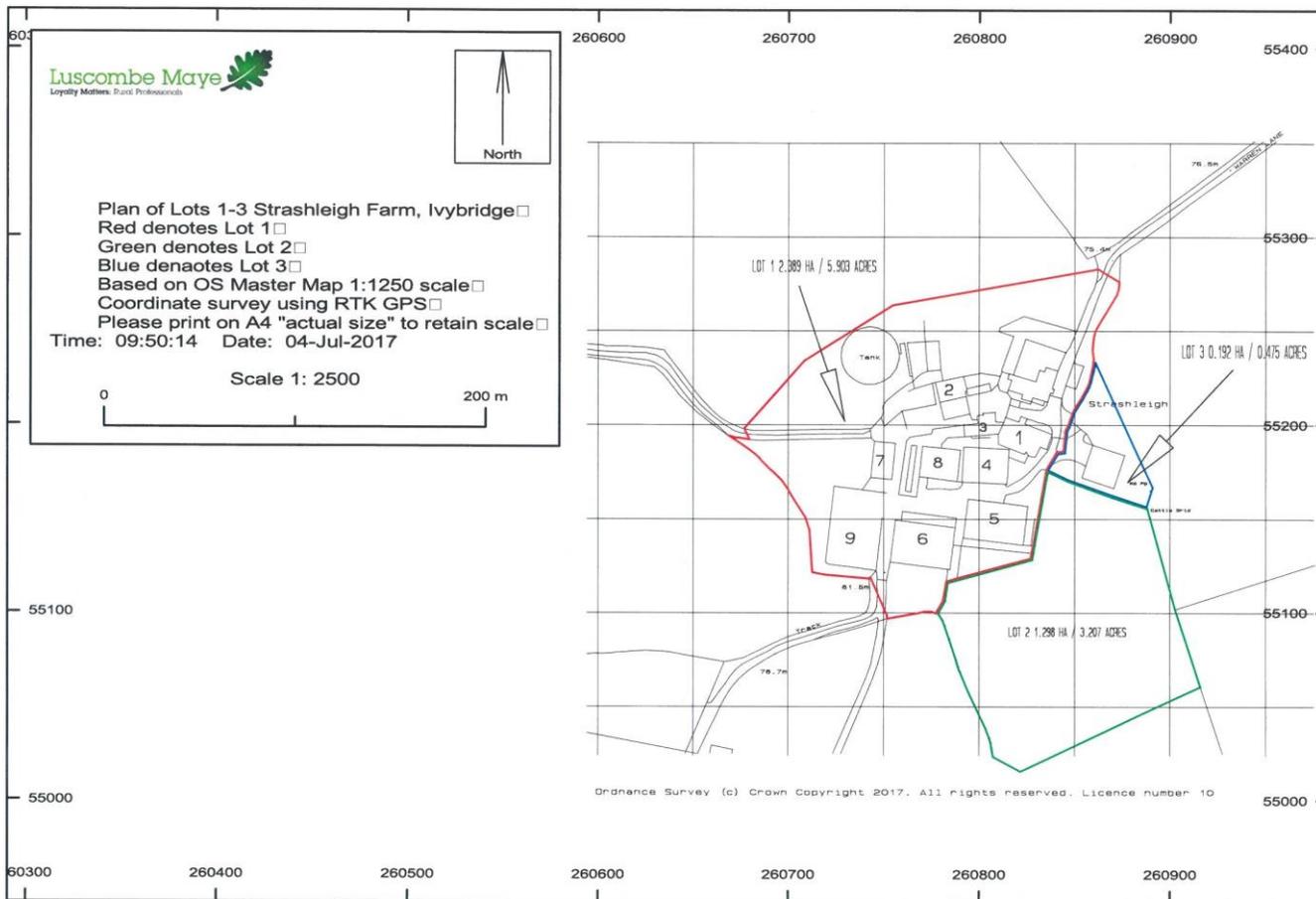
Believed to be constructed of rendered solid stone walls, under a slate roof, the farmhouse extends to a total of approximately 245 square metres (2,642 square feet) and by reference to the floor plan, forming part of these sales particulars, comprises the following accommodation:-

GROUND FLOOR

Entrance Porch
Kitchen
Sitting Room
Hallway
Conservatory
Dining Room
Drawing Room
Study

FIRST FLOOR

Landing
4 Bedrooms
Family Bathroom



Dressing Room
Separate WC

OUTSIDE

Entrance drive, car port and store building on the east side of the farmhouse, with garden area on the north and west sides, yard area, some small outbuildings, stone barns and modern farm buildings on south side.

ANNEXE

Attached to the western elevation of the farmhouse is an annexe, which extends to approximately 45 square metres (484 square feet) and comprises the following accommodation (see floorplan) :-

Open Plan Kitchen/Dining/Living Room
Bedroom
Bathroom

SERVICES

Mains water, electricity and private septic tank drainage.
Oil fired central heating.

COUNCIL TAX

The farmhouse is in Council Tax Band C. The amount payable for 2017/18 - £1,592.19.

The annexe is in Council Tax Band A. The amount payable for 2017/18 - £1,194.14.

TRADITIONAL STONE BARNs

(approximate internal floor areas shown below)

Offering significant potential for change of use, subject to obtaining planning consent.

For reference purposes, the numbering of the barns (and modern farm buildings) below, correspond to the annotated site plan :-

1. Large Barn

Grade 2 listed, extending to 300.44 square metres (3,232 square feet) over two floors, excluding modern lean-to on the south elevation, but including the roundhouse section.

2. Small Barn

Not listed and extending to 151.20 square metres (1,626 square feet), over two floors.

Modern Lean-to off south elevation

173 square metres (1,860 square feet)

3. The Parlour

Not listed, a single storey building extending to 63.45 square metres (682 square feet)

A total therefore for the stone barns of approximately 5,530 square feet (514 square metres), over two floors, where appropriate.

MODERN FARM BUILDINGS

(approximate gross external floor areas shown)

Constructed of a combination of steel, concrete and timber frame with concrete block or timber walls, with corrugated iron or plastic coated corrugated steel side cladding under corrugated iron or fibre cement roofs, the buildings (by reference to the annotated site plan) extend to a total of 28,783 square feet and can be summarised as follows:-

4. Cubicle Building

23.80m x 18.30m = 435.54 square metres (4,686 square feet)

5. Covered Yard

32.10m x 21.25m (including lean-to) = 682.12 square metres (7,339 square feet)

6. Livestock Building

30.75m x 22.90m = 704 square metres (7,576 square feet)

7. Calf Rearing Shed

19.00m x 10.65m = 202 square metres (2,177 square feet)

8. Cubicle Building

16.25m x 19.95m = 324 square metres (3,488 square feet)

9. Silage Clamp

25.00m x 40.00m = 1,000 square metres (10,760 square feet)

Note: the area for the silage clamp is not included in the overall area of 28,783 square feet for the modern farm buildings.

There is also an above ground circular slurry storage tank, which is will be removed by the seller prior to legal completion.

SERVICES

Mains water and electric (single phase) are connected to some of these buildings, albeit this might need to be upgraded, depending on the proposed use.

LOT 2

3.207 acres (1.298 hectares) (outlined in green)

This comprises a paddock currently down to permanent grass and may be accessed from the buildings and yard area through a gateway in the most northerly point of this enclosure.

This paddock comprises a combination of gentle and moderate south, east, west and north facing slopes and besides being suitable for livestock grazing, it offers the potential for equestrian or other uses, subject to obtaining the necessary planning consent.

LOT 3

0.475 acres (0.192 hectares) (outlined in blue)

This comprises a general purpose modern farm building, measuring 18.25m x 18.00m = 328 square metres (3,529 square feet), of similar construction to the modern farm buildings in Lot 1.

SERVICES

This building has three phase mains electric connected, together with the workings and holding tank for a borehole water supply.

In the event that the buyer does not wish to purchase this lot, but would like the benefit of three phase electric supply to Lot 1 and or Lot 2, then the seller will investigate the possibility of taking a three phase supply off this existing supply in this building to serve Lots 1 or 2 accordingly.

PUBLIC RIGHTS OF WAY

There are no public rights of way across any of the lots.

SPORTING AND MINERAL RIGHTS

All sporting and mineral rights are included in the sale, as far as are known.

TECHNICAL PACK

A technical pack, containing further information relating to the property is available on request from the joint sole agents.

METHOD OF SALE

The property is being offered for sale by Informal Tender (unless sold prior), with a closing date of 12 noon on Friday, 18 August 2017.

Tenders must be submitted to 62 Fore Street, Kingsbridge or Stratton Creber, Farrer Court, 75 North Hill, Plymouth PL4 8HB please, in an envelope clearly marked 'Strashleigh Farmhouse and Buildings, Ivybridge'. Tender forms are available on request from the agents.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

Buyer(s) will be required to exchange contracts within four weeks of their solicitor having received a draft contract.

LEGAL COMPLETION

Vacant possession and legal completion will take place as soon as possible.

TENURE

Freehold, with vacant possession available on legal completion.

VIEWINGS

Strictly by appointment with the Joint Sole Selling Agents, Luscombe Maye of 62 Fore Street, Kingsbridge TQ7 1PP. Telephone: 01548 857474 and Stratton Creber, Farrer Court, 75 North Hill, Plymouth PL4 8HB. Telephone: 01752 670700 □ Robin Falle.

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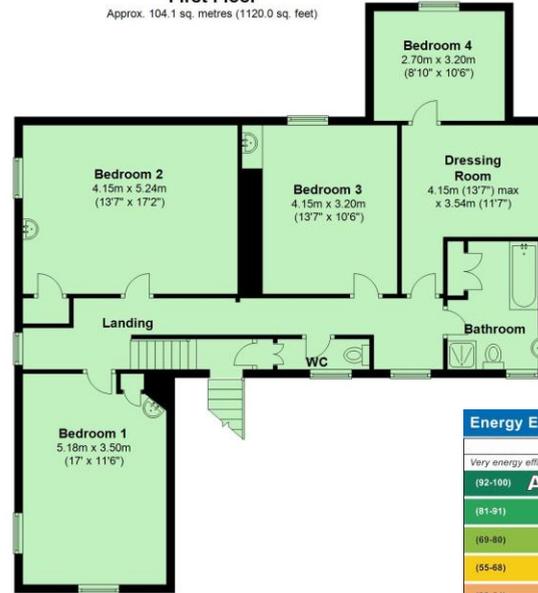
Ground Floor

Approx. 141.4 sq. metres (1522.1 sq. feet)

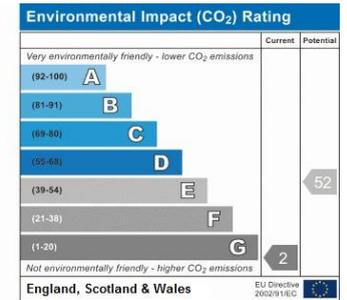
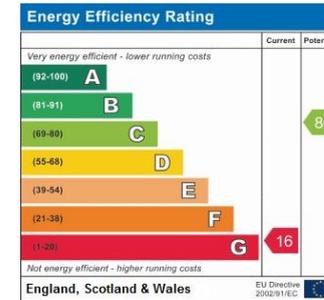


First Floor

Approx. 104.1 sq. metres (1120.0 sq. feet)

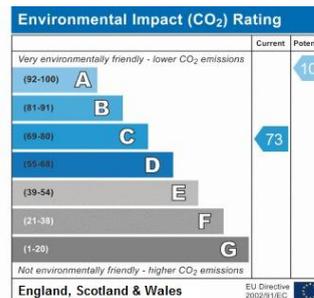
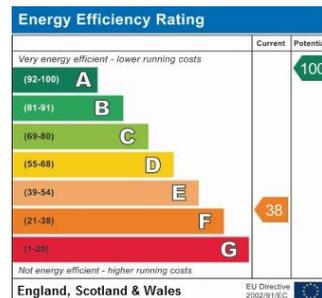


Total area: approx. 245.5 sq. metres (2642.1 sq. feet)



Annexe, Strashleigh Farm, Ivybridge

Approx. 45.0 sq. metres (484.8 sq. feet)



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