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HIGHER GRIMPSTONLEIGH

East Allington - Totnes - Devon











HIGHER GRIMPSTONLEIGH

East Allington - Totnes - Devon - TQ9 7QH

Kingsbridge 3.8 miles; A361 (T) 1.25 miles; Totnes 11.0 miles; M5 (J27) & Exeter 34.0 miles



A well-appointed Victorian farmhouse with range of traditional agricultural buildings arranged in a courtyard formation, occupying a secluded position within the picturesque South Devon landscape. The property is offered for sale as a secure rural investment, subject to a long-established Agricultural Holdings Act 1986 tenancy.

Freehold Guide Price £320,000

2 5 2 379.1 sq. m

Viewing strictly by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon PL21 0SZ

Tel: 01752 393737 Email: farms.ivybridge@gth.net

INTRODUCTION

Higher Grimpstonleigh presents an attractive opportunity to acquire a rural investment comprising a substantial Victorian farmhouse and range of traditional agricultural buildings arranged around a central courtyard, situated in desirable rural setting. The property is offered for sale subject to a long-established Agricultural Holdings Act (AHA) 1986 tenancy, presenting purchasers with the opportunity to acquire a income-producing rural asset.



DESCRIPTION

Higher Grimpstonleigh comprises an attractive traditional farmstead centred around a characterful detached Victorian farmhouse, with range of traditional agricultural buildings arranged around a concrete courtyard. Dating from the 18th century, the farmhouse is of traditional local stone construction beneath a natural slate roof and retains a wealth of period character, including exposed stone fireplaces and wood-burning stoves. The accommodation extends over two floors and provides five bedrooms, a kitchen/dining room, reception room, family bathroom and utility space. Whilst currently configured as two separate one-bed and four-bed units, the accommodation remains internally connected and functions as a single dwelling.

Externally, the property benefits from lawned gardens enclosed by mature hedgerows and traditional dry-stone walls, together with a gravelled parking area and access via a shared private driveway leading to the adjoining council-maintained highway. Areas of permanent grassland extends immediately south of the buildings and farmhouse, extending in total to 1.41 acres (0.57 hectares) or thereabouts as shown outlined in red on the sale plan.

Adjoining the farmhouse is an attractive range of traditional agricultural buildings of predominantly local stone construction beneath corrugated sheet roofs. The buildings comprise a mix of single and two-storey elements and are currently utilised for livestock housing and general agricultural storage, together with the adjoining concrete yard. The buildings do not benefit from any exterior curtilage to the north or east.





SITUATION

The property occupies an enviable rural position within the South Hams landscape, but remains highly accessible to local services and road networks, being located 3.8 miles northeast of Kingsbridge. The town of Kingsbridge offers a range of everyday shopping and banking facilities, as well as primary and secondary education services, with the larger city of Plymouth being located 21.0 miles west and providing a wide range of commercial services. The property is approximately 7.9 miles south-east of Ivybridge railway station, offering connection to mainline rail services to London and the national rail network. The A38 expressway provides connection to the M5 motorway at Exeter, with J31 of the M5 located 26.5 miles to the northeast.

SERVICES & OUTGOINGS

We understand mains single-phase electricity and shared private water services (by means of a spring supply) and LPG gas-fired central heating are available to the dwelling. We understand that the dwelling utilises septic tank foul drainage. We understand that mains single-phase electricity and shared private water services (by means of a spring supply) are available to the traditional buildings but are unsure of their operationality. Prospective purchasers must make their own enquiries to verify the availability and suitability of services.

Council Tax: Higher Grimpstonleigh is listed as Band ‘E’ for Council tax purposes.

DIRECTIONS

From the town of Kingsbridge, take the A381 heading northeast out of the town towards Totnes. Approximatley 0.5 miles after passing the entrance to Torr Quarry Industrial Estate, turn left onto Torr Lane. Continue for circa 0.6 miles, before turning right onto an un-metalled track. Proceed along the track, where the property will be situated on the left. Strictly no access available from The Mounts.

ADDITIONAL INFORMATION

Broadband: No investigations have been made into the available broadband connections; prospective purchasers are directed to make their own investigations.

Mobile Coverage: Available via **EE, O2, THREE** and **VODAFONE**. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a **VERY LOW RISK** from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Rights & Restrictions: The property is offered for sale subject to and with the benefit of all matters contain in or referred to in the property charges register of the registered title, along with all public and private rights of way, wayleaves, easements and other rights of way whether specifically referred to or not. Specific rights are noted within these particulars.

The property is accessed from the adjoining council-maintained highway via a shared single-width unmade lane. The access lane is understood to be in third-party ownership and does not form part of the property being offered for sale, serving both Higher Grimpstonleigh and adjoining third-party farmland. The property has benefited from longstanding, uninterrupted and unrestricted use of the access, and is considered to benefit from an implied right of way over the lane. Prospective purchasers should satisfy themselves as to the nature and extent of the access rights through their own enquiries.

Health & Safety: Applicants are advised that the property partially comprises a working agricultural holding and viewing is entirely at their own risk. Neither the vendors nor the agents will be held liable for any damage or injury that may occur when interested parties are visiting the property.







IMPORTANT NOTICE

Plans are not to scale and provided for illustration purposes only. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact.

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Tenure: The property is offered for sale freehold, subject to the existing Agricultural Holdings Act 1986 tenancy. Vacant possession will **not** be available on completion and, due to the tenancy's succession provisions, may not become available for potentially two further generations.

Measurements and Testing: All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register. Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

Local Authority: South Hams District Council
Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE



Planning Permission: We believe that all elements have been constructed with planning consent or have been in place for sufficient time that a certificate of lawful existing use could be secured. Prospective purchasers are advised to make their own enquires on this matter.

Fixtures: All fixtures and fittings, unless specifically referred to within these sales particulars, are expressly excluded from the sale. The property is offered subject to the existing Agricultural Holdings Act 1986 tenancy and purchasers should note that the ownership of fixtures, fittings, equipment and improvements may be governed by the terms of the tenancy agreement and the provisions of the Agricultural Holdings Act 1986. Certain tenant's improvements may give rise to statutory rights to compensation upon termination of the tenancy, where applicable. Prospective purchasers should satisfy themselves as to the ownership of any fixtures and fittings, together with any potential liabilities relating to tenant's improvements, by relying upon their own legal and professional advisers.

EPC: An Energy Performance Certificate was produced on 05/11/2020 which indicates a current Energy Performance rating of E (53).





AGRICULTURAL HOLDINGS ACT 1986 TENANCY

The property is offered for sale subject to a secure tenancy regulated by the Agricultural Holdings Act 1986 (AHA 1986).

The tenancy originally commenced on 29th September 1990 and has continued thereafter under the provisions of the Act, benefiting from the statutory security of tenure afforded to Agricultural Holdings Act tenants. The tenancy also incorporates statutory succession provisions, meaning that, where the relevant qualifying criteria are met, rights of succession may arise in accordance with the legislation.

Prospective purchasers should note that the tenancy relates to a larger agricultural holding than that being offered for sale. The current annual passing rent is payable in respect of the entire tenanted holding, including agricultural land and property not included within these sales particulars, and should not be attributed solely to the property being offered.

The property is being sold subject to the existing tenancy, and vacant possession will not be available upon completion. Purchasers should also be aware that the tenant is understood to have undertaken improvements to parts of the wider holding during the term of the tenancy, which may, where applicable, give rise to statutory compensation rights at the termination of the tenancy in accordance with the Agricultural Holdings Act 1986.

The selling agents are not aware of any provisions within the tenancy agreement permitting the Landlord to resume possession of part only of the holding (part resumption clauses). Accordingly, purchasers should satisfy themselves as to the full terms and implications of the tenancy and are advised to rely upon their own legal and professional advisers. Please contact the selling agents for further information.

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt

8 Erme Court, Leonards Road
Ivybridge, Devon, PL21 0SZ

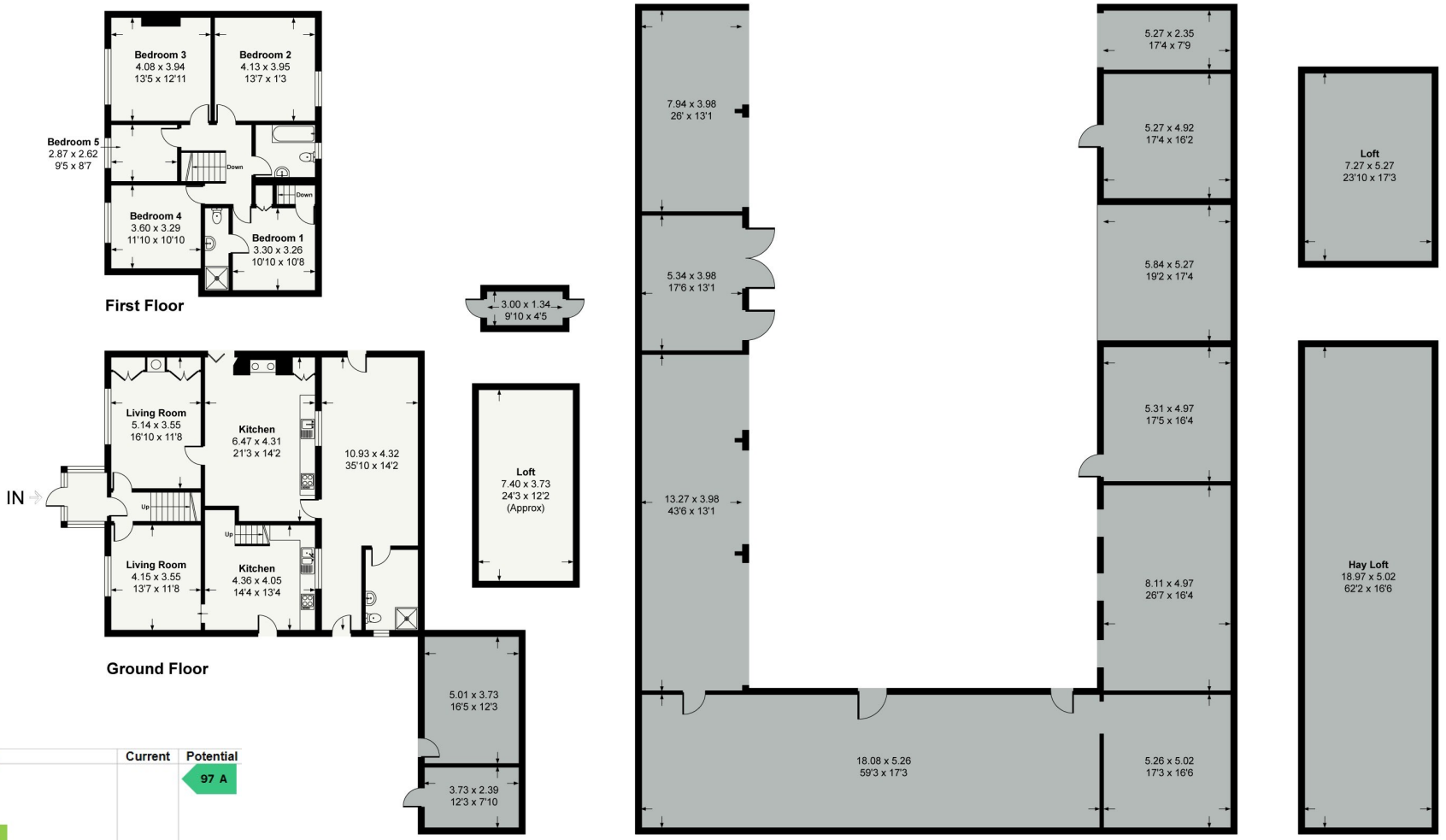
Email: farms.ivybridge@gth.net

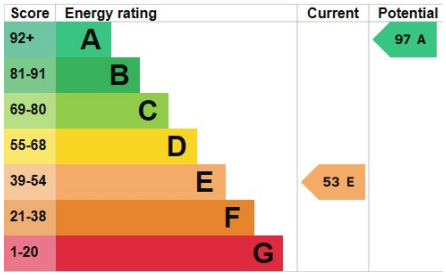
Tel: 01752 393737 | Ref: IVB260179

GREENSLADE TAYLOR HUNT
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Higher Grimpstonleigh, TQ9 7QH

Approximate Gross Internal Area = 379.1 sq m / 4081 sq ft
Approximate Outbuildings Internal Area = 397.4 sq m / 4278 sq ft
Approximate Total Internal Area =776.5 sq m / 8359 sq ft





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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