



Place Barton Farm

Moreleigh, Totnes, Devon TQ9 7JN



Totnes – 7.5 miles
Kingsbridge – 8 miles
Exeter – 35 miles

A unique opportunity to acquire a productive arable and livestock farm extending to a total of some 224.24 acres (90.75 hectares), to include a substantial south facing farmhouse with self-contained annexe (AOC), a range of modern farm buildings some with planning consent for change of use to residential, and a 25-acre solar park.

- Approximately 224.24 acres in all of mainly productive arable land, pasture and some amenity woodland
- 5-bedroom farmhouse and self-contained annexe (AOC)
- Range of Modern Farm Buildings (extending to a total of 31,150 sq ft (2,894 sqm))
- Two modern farm buildings with planning consent (3702/23/FUL) for conversion to five residential units
- Ring fenced arable & livestock farm
- Conveniently located between Totnes and Kingsbridge
- No public rights of way across the farm
- Available as whole or in up to four lots to suit purchasers' requirements.

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SITUATION

Place Barton Farm is located on the west side and within close proximity of the village of Moreleigh, ideally positioned roughly equidistant between Totnes and Kingsbridge, in the South Hams area of South Devon. The farm sits outside the designated National Landscape (formerly known as an Area of Outstanding Natural Beauty).

The A38 dual carriageway expressway (connecting to the M5 motorway and national road network) and the city of Plymouth is about 24 miles to the west, with Exeter being about 35 miles to the north.

DIRECTIONS

From the village of Moreleigh, proceed in westerly direction taking the road towards Gara Bridge. Continue along this road for about half a mile, and you'll find the entrance to the farm on your left hand side.

What3Words Location :- privately.stiff.backtrack

DESCRIPTION

Place Barton Farm comprises a ring fenced arable and livestock farm extending to a total of some 224.14 acres (90.71 hectares). The farm includes a 5-bedroom modern farmhouse with a self-contained annexe (subject to an agricultural occupancy condition), solar park and a range of versatile modern farm buildings, some benefitting from planning consent for change of use to residential.

By reference to the site plan, the farm is available for sale as a whole or in a combination of lots to suit buyers requirements. Dealing with the lots in turn:-

Lot 1 – Place Barton Farmhouse, Annexe with 5.90 acres in all (shaded blue on the site plan)

The Farmhouse

Built in 1995, the Farmhouse is of modern rendered construction beneath a slate roof. Subject to an Agricultural Occupancy Condition (AOC), Place Barton Farmhouse benefits from a prime south facing position with wide stretching views south across the farm and the wider South Hams.

By reference to the below floorplans, Place Barton Farmhouse extends to a total internal floor area of 2,418 square feet (224.6 square metres) and the accommodation can be summarised briefly as follows :-



Ground Floor

Entrance Porch; Entrance Hall; Kitchen/Breakfast Room; Study Area; Dining Room; Sitting Room; Separate WC;

First Floor

4 x Double Bedrooms (2 with en-suite shower rooms); Family Bathroom

The Annexe

The self-contained annexe, built in 2006, is attached on the eastern elevation of the farmhouse, with connecting doors. The annexe extends to a total internal floor area of 805 square feet (74.8 square metres).

The accommodation can be summarised as follows :-

Ground Floor

Entrance Hall; Kitchen; Living Room; Bathroom

First Floor

Double Bedroom & En-Suite Shower room

A key benefit of the property is it can be configured to provide either a three-bedroom farmhouse with a two-bedroom annexe, or alternatively a four-bedroom farmhouse with a one-bedroom annexe, making it well suited to a variety of living arrangements

Outside

On the north side of the dwelling is a tarmac driveway and parking area in front of the integral double garage. On the south side is a delightful, predominantly lawned garden with a diverse range of specimen trees and shrubs. The garden includes a ceramic patio on the south elevation of the property with double patio doors from the kitchen, lounge & dining room, offering an ideal space for outdoor dining and entertaining.

Situated within the garden is a detached general-purpose storage building erected in 2021 extending extending to approximately 20' x 30' (600 sq ft / 55.74 sqm).

Included with Lot 1 are two permanent pasture fields benefitting from a double bay field shelter timber frame & clad extending to [20' x 40'] 800 sq ft with potential to be extended.



A schedule of the land included with Lot 1 is set out below:-

Field Number	Acres	Description
-	1.04	Farmhouse, Annexe, driveway, & gardens
SX7552 9947	2.23	Permanent Pasture
SX7552 7643	2.64	Permanent Pasture
Total	5.90	(2.39 hectares)

Access Note

In the event Lots 1 and 2 are sold separately, Lot 1 will benefit from a right of way from the north, over a short section of the track (shaded yellow). This track, owned by Lot 2, provides direct access from the highway to the farmhouse and annexe as well as to the Modern Farm Buildings.

LOT 2 – Range of Modern Farm Buildings, together with 163.74 acres (66.26 hectares) of productive arable and pasture land in all (shaded red on the site plan)

Buildings with planning consent with change of use to residential (3702/23/FUL)

Barn 1

Full planning consent under the Mansell case following previous class Q approval, for conversion into four 95sqm two-bedroom dwellings, featuring open-plan living. Finished with zinc roofing, timber, metal and stone cladding, and aluminium glazing.

Barn 2

Conversion to a substantial five-bedroom dwelling, arranged around a central courtyard, with generous living spaces, garage, and covered terrace. Finished in zinc, stone, timber and metal, with aluminium glazing.

Sustainability

Solar panels, EV charging and air source heat pumps throughout.

	Description	Area	Construction
1	Devon Contractors Building	60' x 75' [4,500 sq ft]	1960s. Concrete frame with concrete floor with lean to on either side.
2	General Purpose Building	90' x 45' [4,050 sq ft]	Late 1960s. Steel portal frame, concrete floor.
TOTAL		8,550 sq ft	[794 sqm]

The planning consent (3702/23/FUL) includes provision for a new site entrance off the council-maintained highway to serve the barns, creating a separate access from the main farm.

Farm buildings without planning consent for change of use to residential

Constructed of a combination of steel and timber frame and clad under corrugated cement or corrugated iron roofs. The modern farm buildings are summarised as follows and numbered on the building plan for reference below :-

	Description	Area	Construction
3	Former Grain store (2008)	70' x 100' [7,000 sq ft]	Roller door extending to 20ft x20ft. Concrete floor.
4	New Modern Farm Building (2024)	120' x 75' [9,000 sq ft] To include overhangs	Concrete feed strips and part compacted hardcore floor.
5	New Modern Farm Building (2023)	120' x 55' [6,600 sq ft] To include overhangs	Concrete feed strips and part compacted hardcore floor.
TOTAL		22,600 sq ft	[2,100 sqm]

Services (Lot 2)

Single phase electricity to the buildings and shared mains water supply with Lot 1.

The Lands

The agricultural land is predominantly level and south-facing, and has been farmed as part of an arable rotation, including previous potato and vegetable cropping. The land is classified as Grade 3 on the Land Classification map for the region and according to the Cranfield Soil and Agri-food institute (Soilscapes of England and Wales), the soil is described as loamy and freely draining.

A comprehensive system of concrete roads running through the middle of the farm facilitating efficient vehicular access and supporting day-to-day farming operations.

Within field parcel 1149 is a reservoir storing 3 million gallons of water fed by the stream. No abstraction licence is in place but this was previously used to irrigate the potatoes, cabbage & cauliflower crops.

The land benefits from a mains water supply, but the fields to the south are served by the reservoir and a spring water supply. A schedule of Lot 2 is set out below :-

Field Number	Acres	Description
-	4.16	Farm Buildings & Yard
-	1.71	Farm tracks
SX7552 7949	7.27	Temporary Grass
SX7552 9027	2.94	Temporary Grass
SX7652 0326	11.84	Temporary Grass
SX7652 0607	8.53	Spring Barley
SX7651 0295	8.44	Temporary Grass
SX7651 0175	10.48	Temporary Grass
SX7551 9954	16.32	Spring Barley/Bird Seed Mix
SX7552 8304	14.57	Spring Barley
SX7551 7171	27.39	Spring Barley
SX7551 5252	2.77	Woodland
SX7551 6843	12.67	Temporary Grass
SX7551 5428	0.36	Woodland
SX7551 5528	0.39	Woodland
SX7651 1149	6.40	Woodland
SX7651 0535	8.75	Permanent Pasture
SX7551 7325	9.13	Permanent Pasture
SX7551 5415	1.54	Rough Permanent Pasture
SX7551 9224	8.08	Permanent Pasture/ Bird Seed
Total	163.74	(66.26 hectares)



LOT 3 – Solar park (subject to a lease)

A 5-megawatt solar site, extending to a total of 25.70 acres (10.40 hectares). The solar park generates an income of approximately £40,000 per annum and increases in line with the retail prices index. The solar park has rights of access through the tracks in Lot 2.

The lease commenced on 20 January 2017, and ends on 19 January 2043 between F P Wood & G R Wood and Place Barton Solar Park. A copy of the lease is available from the Sole Selling Agents.

LOT 4 – Approx. 28.81 acres (11.64 hectares) of bare arable and pasture land (outlined green on the site plan)

Extending to a total of 28.81 acres (11.64 hectares) in all of bare arable land (21.93 acres) and some amenity woodland (6.88 acres).

The land would be suitable for a range of alternative uses, subject to the necessary planning consents.

A schedule of the Lot 4 is set out below:-

Field Number	Acres	Description
SX7552 5157	8.25	Spring Barley
SX7552 5515	13.68	Temporary Grass
SX7552 5504	2.48	Woodland
SX7552 6101	2.46	Woodland
SX7551 6593	1.94	Woodland
Total	28.81	(11.64 hectares)

Lot 4 benefits from a stream water supply on the eastern boundary. In the event this sells in a separate lot, the vendor will move the fence to allow access to the stream.

Access is gained through the gateway directly off the council-maintained highway on the northern boundary into field parcel 5157 as marked by the letter G on the site plan.

TENURE

The farm is offered for sale on a freehold basis with vacant possession on legal completion with the solar park being subject to a lease, see Lot 3 above.

SPORTING, MINERAL & TIMBER RIGHTS

Included as far as known.

WAYLEAVES, EASEMENTS AND PUBLIC RIGHTS OF WAY

Sold subject to all rights. No public rights of way across the property as far as known.

ENVIRONMENTAL AGREEMENTS

The farm is subject to a Countryside Stewardship Scheme Mid-Tier agreement which expires on 31/12/2027, total revenue payment being £30,216.99, as well as a Sustainable Farming Incentive (SFI) agreement which expires on 31/07/2027, total revenue being £37,012.08. Copies of the agreements can be obtained from the Sole Selling Agent.

HOLDOVER

The seller reserves the right to remove any unharvested crops between exchange of contracts and legal completion in the event that it has not been possible to remove the crops before these dates.

FARM SALE

The sellers reserve the right to potentially hold an on-site sale of farm machinery and equipment following exchange of contracts or legal completion.

INGOING VALUATION

In addition to the purchase price the purchaser(s) will (if applicable) take over and pay for all growing crops, cultivations, seeds, fertilisers and chemicals applied, fuel, feedstuffs including silage, hay and straw and any stocks and stores at valuation or cost. Payment is to be made upon completion at the figure assessed by the Vendors valuer based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement charged monthly from the drilling rate.

RESERVED RIGHTS

In the event of a sale in lots, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.



METHOD OF SALE

The property is being offered for sale by Informal Tender (unless sold prior), such that buyers are invited to submit their highest and final offers in a sealed envelope by **Friday 19th June 2026 at 12 noon**. Tender forms are available on request from the Sole Selling Agent.

All tenders must be submitted to 62 Fore Street, Kingsbridge, TQ7 1PP in an envelope clearly marked 'Place Barton Farm'.

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 twelve weeks of their solicitor receiving the draft contract documentation from the vendor's solicitor.

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Luscombe Maye, Farms & Land, 62 Fore Street, Kingsbridge, TQ7 1PP. For further information please telephone 01548 800183.

GUIDE PRICES

Lot	By reference to the site plan	Guide Price
Lot 1	As shaded blue	£700,000
Lot 2	As shaded red	£2,250,000
Lot 3	As shaded purple	£600,000
Lot 4	As shaded green	£275,000
The Whole		£3,825,000

AGENTS DISCLAIMER

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and they should not be relied upon and potential buyers are advised to recheck the measurements.

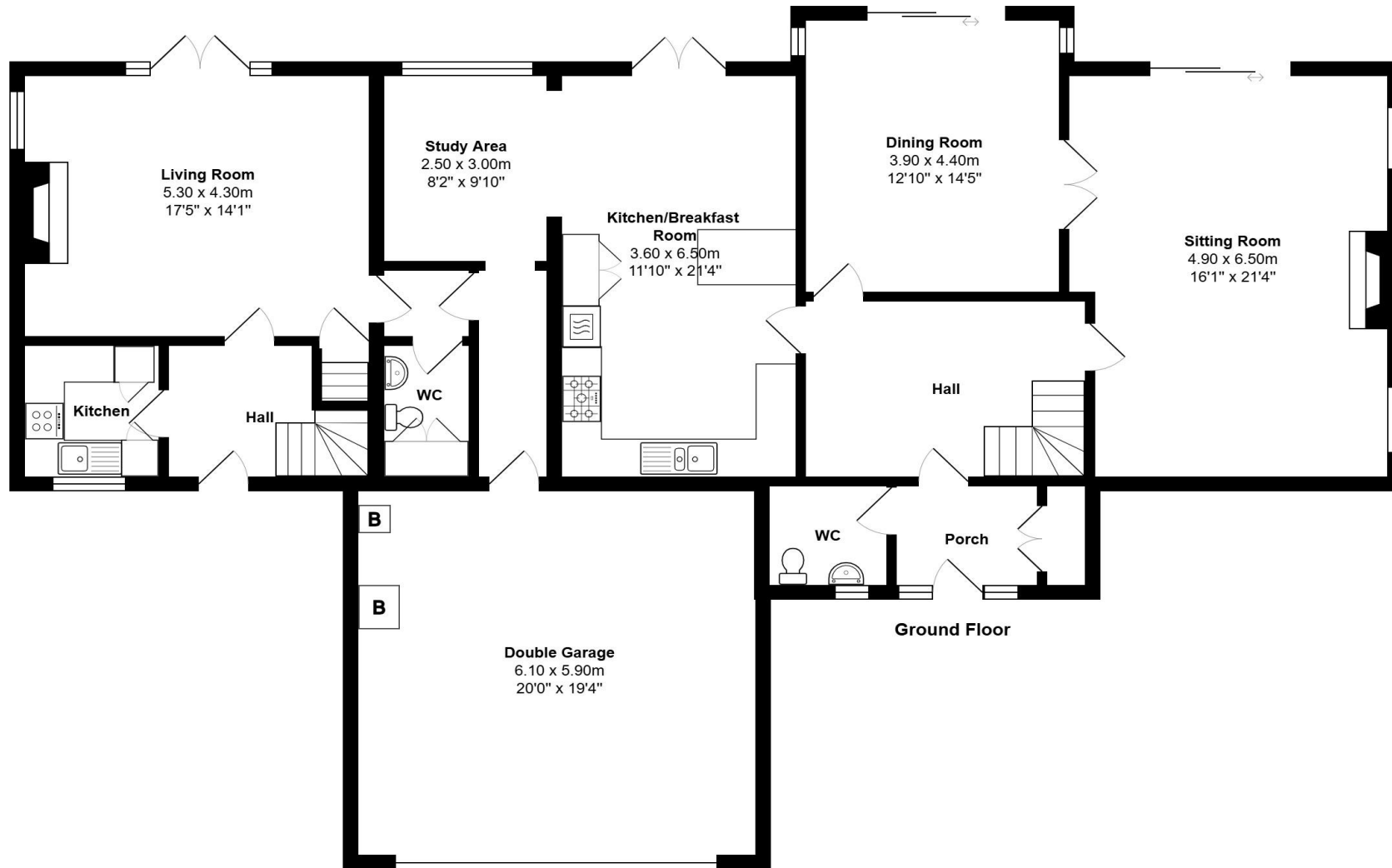
HEALTH & SAFETY

Any prospective purchasers of whom would like to view the farm do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

Place Barton Farm, Moreleigh, Totnes TQ9 7JN

Buildings Plan

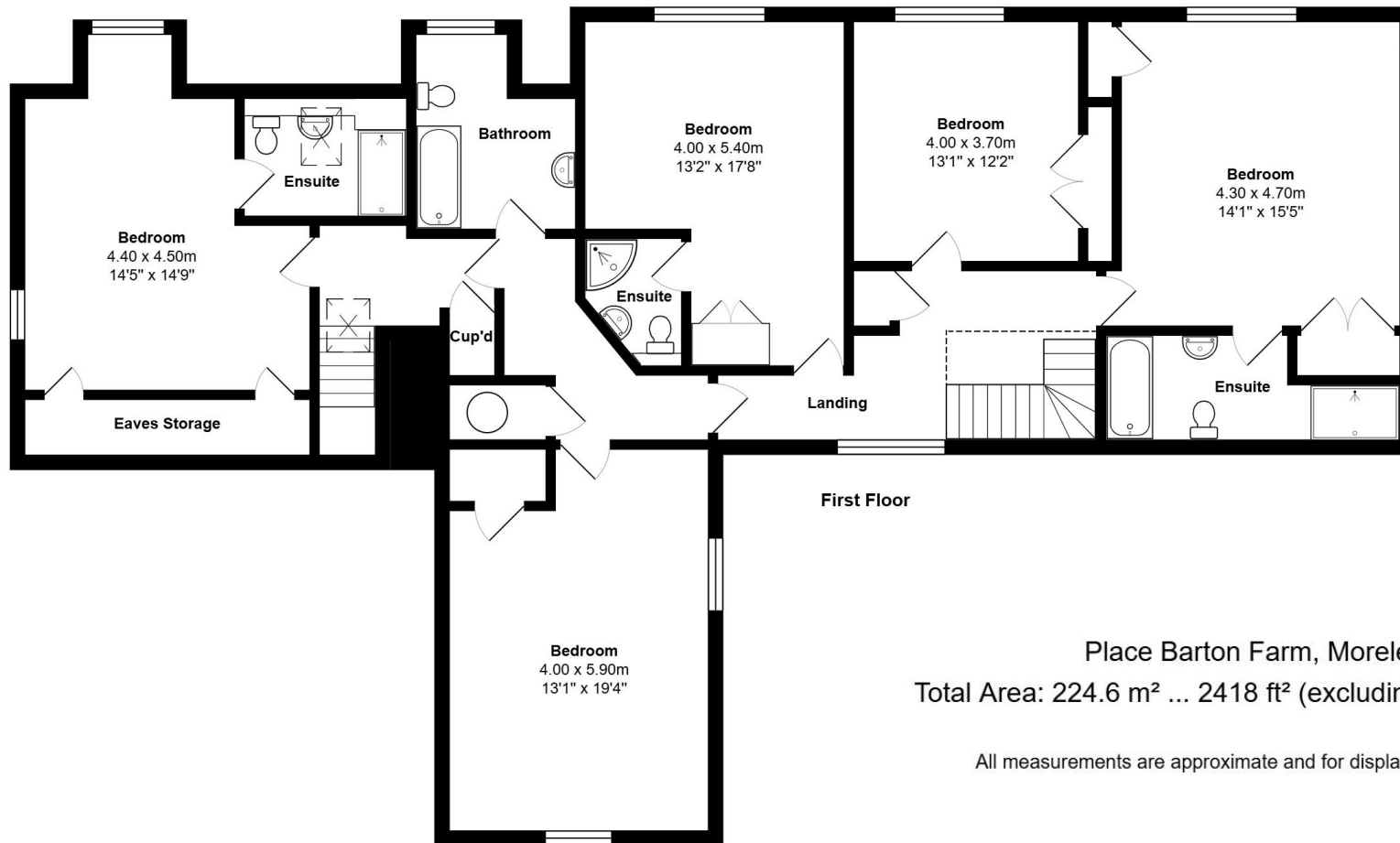




Place Barton Farm, Moreleigh

Total Area: 224.6 m² ... 2418 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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General Remarks	Electric	Water	Drainage	Heating	Internet	Council Tax	EPC
Place Barton Farmhouse	Mains	Mains (shared with Lot 2)	Klargester	Oil	Starlink connection	F	D (56)
Place Barton Annexe	Separate Mains			Oil & Underfloor Heating	<i>Internet speed 217 MBS download 13 MBS upload</i>		D (65)





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Since 1873