



996 ACRES TO LET BY TENDER

Part Higher Bodley, Parracombe, Barnstaple, Devon, EX31 4QN





**Part Higher Bodley Farm,
Parracombe, Barnstaple, Devon EX31 4QN**

TO LET BY TENDER IN TOTAL 996 ACRES

**AVAILABLE AS A WHOLE
(WITH OR WITHOUT A HOUSE)**

An exciting opportunity for a five year Farm Business Tenancy on a substantial block of 996 acres of farm land, situated to the north and east of the village of Parracombe, comprising 299 acres of SDA farm land, 696 acres of moorland, a range of farm buildings and the option to have a house in the nearby village of Parracombe as part of the tenancy.

To be let by tender, tenders close Friday 10th June 2022.

Available for occupation from 1st October 2022

Viewing by appointment only on listed viewing days through sole agents, Exmoor Farmers Livestock Auctions Ltd, Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT.

Tel 01643 841841. Email: exmoorfarmers@btconnect.com

Website: www.exmoorfarmers.co.uk





Introduction

This exciting opportunity arises for a Farm Business Tenancy on 996 acre block of agricultural land together with farm buildings and the option of a house nearby due to the owner's intention to reduce his farming activities.

The land is in good heart, has been well maintained and has the benefit of a Higher Tier Countryside Stewardship in place on much of the moorland area, together with the option for a prospective tenant to acquire cattle and sheep from the owner at the outset of the tenancy. The land is situated to the east and south east side of Parracombe with the option on a house within the village of Parracombe itself.

The farm is well situated and accessible within the Exmoor National Park and also within easy reach of Lynton and Lynmouth and at slightly more distance Barnstaple, South Molton and other nearby villages and facilities.

There are an excellent range of recreational facilities in the area including walking, riding and many other attractions along with the opportunity for easy access to the beaches and coast of north Devon.



The Farm

The land can be seen on the attached plan outlined in red. The main block of land being to the south east of the village comprising approximately 125 acres of SDA land together with 698 acres of moorland which stretches in an easterly direction over Radworthy, Longstone and Woodbarrow.

This large moorland area provides excellent summer grazing and has the option to outwinter a small number of cattle also within the terms of the Higher Tier Countryside Stewardship Agreement which will be passed to the incoming tenant.

In a separate block to the north of this, approximately 173 acres of permanent pasture together with a substantial agricultural building being an eight bay steel framed cattle shed approximately 80ft wide with machinery store situated at either end and excellent road access. The land is permanent pasture in good sized enclosures with road access to many of the fields together with livestock handling facilities on the north east side. Water supply is both natural water and a bore hole system which pumps to a tank and gravity fed back to the buildings and fields.

COUNTRYSIDE STEWARDSHIP

The moorland area with some additional land is in Higher Tier Countryside Stewardship commenced on 1st January 2019 and the benefit of this agreement will be transferred to the incoming tenant for 2023 onwards.

It is anticipated that the revenue income due on this agreement in 2023 will be £59,539.00. Principal requirements of the Countryside Stewardship are native breed at risk cattle and moorland management as per the agreement.

The stocking calendar requires a minimum of 45 cattle and a maximum of 83 cattle. Sheep, minimum 182 head and maximum 374 head.

Copies of the prescriptions will be made available to prospective tenants. The block of 173 acres and a significant part of the other SDA land is not within the current Countryside Stewardship agreement and is therefore available for prospective tenants to make applications as appropriate for Countryside Stewardship and/or a stand-alone capital grant.

BASIC PAYMENT SCHEME AND ENTITLEMENTS

The land has all been claimed for Basic Payment each year and the appropriate entitlements will be transferred to the incoming tenant for the 2023 scheme year on the basis of a lease to run concurrent with the farm business tenancy. It is anticipated that the BPS could realise in the region of £28,000.00 for 2023, this will be less in subsequent years due to delinked payments and prospective tenants should take advice if required.



CATTLE AND SHEEP

The land has been farmed principally with homebred Highland cattle and Swale ewes, both are acclimatised to the moorland area. In particular the Highland cattle fulfill the requirements of the native breed at risk element of the Stewardship agreement.

Both the cattle and sheep are tick acclimatised to the area and the owner wishes to make up to 96 Highland cattle and 400 to 500 Swale ewes available to an incoming tenant for purchase at the outset of the tenancy.

The Highland cattle comprise cows, heifers and youngstock and the Swale ewes are mixed flock ages. The Swale ewes have been bred pure and to a Blueface Leicester, with the single couples normally running on the moorland area over the summer period together with flock replacements.

The livestock will be available at a fixed price, should you be interested please discuss this with the letting agent.

The landlord who has farmed Higher Bodley all his working life, is willing to provide guidance/advice if requested to an incoming tenant on the land and farming system. The 'Longstone' fold of pedigree Highland cattle established in 2006 using top Scottish bull bloodlines from the Isle of Mull being Callachally and Ardhan.

FODDER

It is intended that round bale haylage/silage will be available for purchase by the incoming tenant.





THE TENANCY

The Farm Business Tenancy will be based on a Central Association of Agricultural Valuers FBT, will be a 5 year tenancy with rent review procedure as standard at 3 year intervals. There is the possibility after the initial 5 year tenancy of a further tenancy.

A copy of the draft FBT will be available to prospective tenants.

It is intended that the tenancy will commence on 1st October 2022.

TENANT RIGHT AND IMPROVEMENTS

There will be no tenant right valuation at the start of the tenancy. Improvements will be allowed by the Tenant with written consent of the Landlord.

TENDER PROCESS

Tenders are invited by 12 noon on Friday 10th June 2022. Tender forms are available from Exmoor Farmers Livestock Auctions Ltd and must be returned to the Cutcombe Market Office in a sealed envelope marked “Part Higher Bodley Tender”.

Tenders will also be accepted via email providing that they are on the prescribed form provided. Email mail tenders will be acknowledged, so please ensure you have received this before the deadline.

The tender form must be completed in full which will include a summary of the tenants farming background, current farming operations and proposals for Part Higher Bodley together with appropriate references to be provided at the time of submission of the tender.

It will also be necessary to state whether the prospective tenant wishes to take up the option for purchase of the livestock and/or the option of the house in Parracombe. Interviews will be held to shortlisted candidates shortly after tenders close and it is anticipated that by the end of June 2022 the successful applicant will be informed. It should be noted that the owner does not have to accept the highest or indeed any tender.



THE HOUSE

There is the option to take the house as part of the farm business tenancy at a fixed rent, a 3/4 bedroom house in the village of Parracombe.

The house is approached from the council road through double wooden gates to a gravelled parking area. The accommodation comprises front door access to a good size hall, with door to large kitchen/diner with modern fitted units.

Large lounge with fireplace and a large double bedroom on the opposite side of the hall, both of which have the benefit of views over the surrounding countryside and village. From the hall there is a utility room with adjacent family bathroom with shower unit, bath, WC and basin. Door to first single garage and further storage. Downstairs to two further large double bedroom and a small single room. Door to garden and internal door to extensive storage area. Outside there are shrub and lawn gardens, second single garage. The house is due to be re-decorated outside in the summer of 2022.

Services: Electricity, oil fired central heating. Double glazed. Council tax band E. The rent for the house to be £825.00 per calendar month (£9,900.00/annum).



VIEWING

It is proposed that viewing days will take place on Friday 20th May, Friday 27th May and Friday 6th June between 10:30am and 3pm. **By prior appointment only.**

DIRECTIONS AND ACCESS

The property is situated adjacent to the village of Parracombe with immediate access to the main A39 council road. Access to the land is as marked in blue on the attached plan.

SERVICES

The farm buildings have the benefit of mains electricity via a separate meter which also serves the bore hole. (It should be noted that the bore hole also provides a reserve supply to the nearby bungalow which does not form part of the tenancy).



FIXTURES, FITTINGS AND SCHEDULE OF CONDITION

A schedule of condition will take place at the outset of the tenancy and the property is to be returned at the termination of the tenancy in no worse condition than at the outset. A list of landlords fixtures and fittings which are provided will form part of this schedule of condition.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is offered to be let subject to and with the benefit of all matters contained or referred to in the Property and Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these are specifically referred to or not.

RESERVATIONS

The sporting, mineral, carbon and bio-diversity net gain benefits are retained by the landlord. Hunting and shooting rights are reserved.

It should be noted that an area to the south side of the main moorland block known as Radworthy has rights reserved to the adjoining shoot to dog-in and corner of Homer Common.

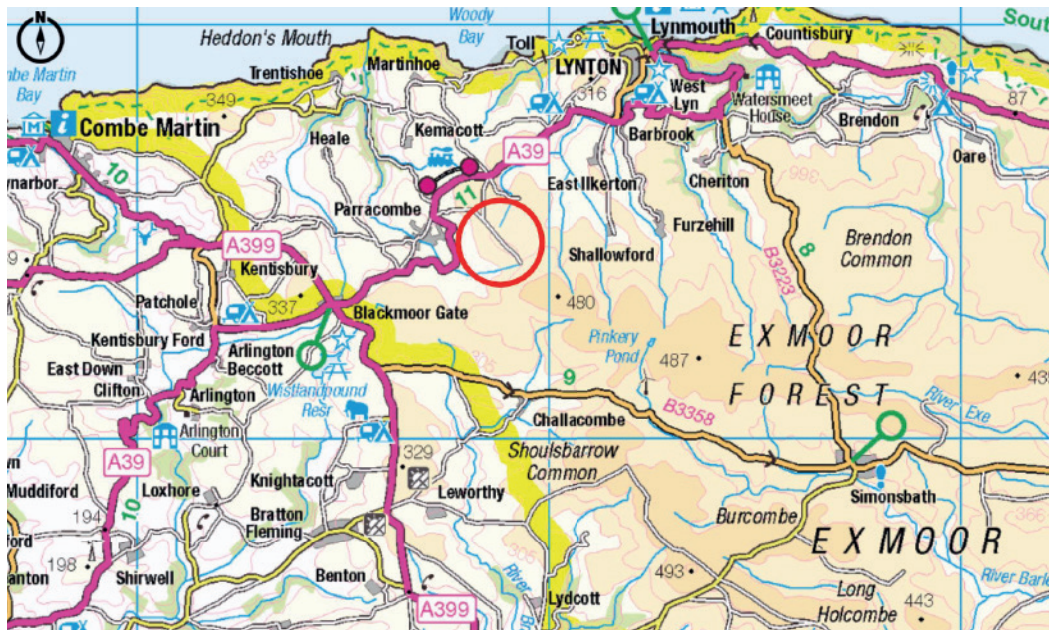
ACCESS

The landlord reserves the right to free and unhindered access to the bungalow known as “Jims” adjacent to the farm buildings are reserved to the landlord and their permitted users. There is to be no storage of manure and quantities of machinery at the west end of the main cattle building.

LOCAL AUTHORITIES

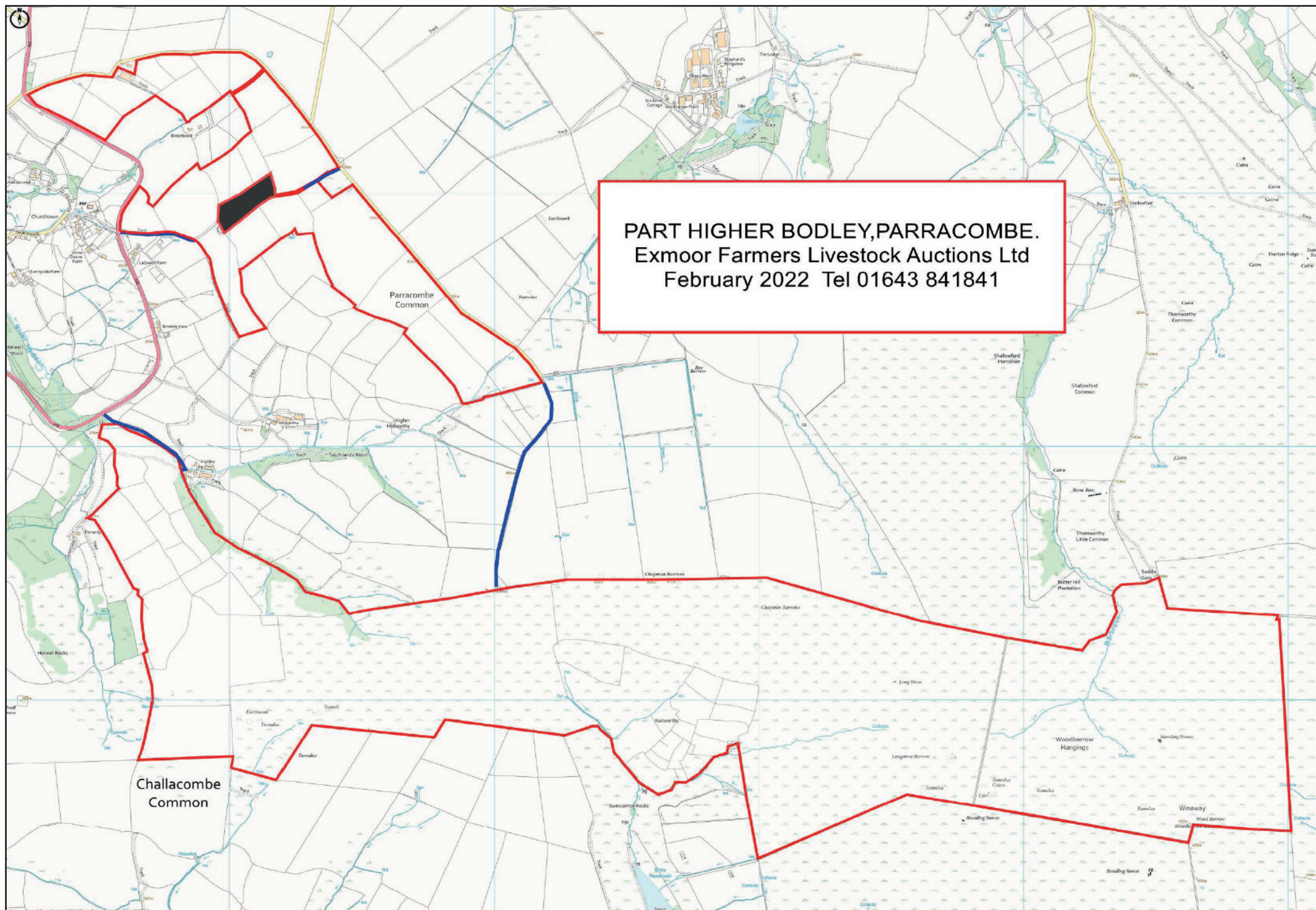
Exmoor National Park, Exmoor House, Dulverton, Somerset TA22 9HL Tel: 01398 323665

North Devon District Council, Lynton House, Commercial Road, Barnstaple, North Devon EX31 1DG Tel: 01271 327711



IMPORTANT NOTICE

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PART HIGHER BODLEY, PARRACOMBE.
Exmoor Farmers Livestock Auctions Ltd
February 2022 Tel 01643 841841

