

gth



# CHARLESHAYES FARM

Upottery - Honiton - Devon







# CHARLESHAYES FARM

Upottery - Devon - EX14 9NY

*Honiton 7.0 miles, Churchinford 2.7 miles, Taunton 11.2 miles (Distances approx.)*



A well positioned detached Grade II\* Listed farmhouse in need of complete renovation, together with an extensive range of farm buildings and adjoining and off-lying pasture situated within the Blackdown Hills. In all about 84.26 acres (34.10 Ha).

For sale by In Room & Livestream Auction on Tuesday 18th July 2023 (unless previously sold in 4 lots).

Viewing by appointment only through the Sole agents:

**Greenslade Taylor Hunt**, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: [residential.honiton@gth.net](mailto:residential.honiton@gth.net)

## SITUATION

Charleshayes Farm is located in an attractive rural setting in the heart of the picturesque Otter Valley. Upottery is situated approximately 1.6 miles to the south west and has an active community centred around the village hall, primary school and parish Church.

The market town of Honiton lies approximately 7.0 miles to the south-west and affords an extensive range of shops whilst also having a main line rail link to London (Waterloo) and access to the A30. Exeter, the Cathedral City, has excellent shopping and recreational facilities together with mainline rail links to London (Paddington), international airport and M5 access and lies some 24 miles to the south west.

## DESCRIPTION

The sale of Charleshayes Farm affords prospective purchasers an extremely rare opportunity to restore a unique residential smallholding occupying a superb rural position within the Blackdown Hills Area of Outstanding Natural Beauty. The property briefly comprises a detached Grade II\* Listed farmhouse now requiring complete renovation and modernisation and the potential undoubtedly exists for the creation of a character country residence in an outstanding rural setting.

The property is complimented by an extensive range of former farm buildings, also in need of modernisation together with adjoining and off lying pasture. In all Charleshayes Farm extends in total to 84.26 acres (34.10 Ha) as is available in up to 4 lots.

### **Lot 1 – Farmhouse, Buildings and Pasture in all about 29.11 acres. Auction Guide Price £650,000**

The farmhouse is understood to date from the late 15th / early 16th century and with its attractive location, rich history, and scope for customisation, this Grade II\* Listed farmhouse provides a rare opportunity to sympathetically transform a property into a delightful family home. Furthermore, the property is complimented by the range of former farm buildings which also require modernisation and the adjoining pasture. For room dimension please refer to the accompanying floor plan.

In total, lot 1 extends to about 29.11 acres as is shown coloured pink on the accompanying plan.

### **Lot 2 – 19.49 acres of pasture. Auction Guide Price £150,000**

Situated to the west of Lot 1 this comprises a parcel of sloping traditional pasture with delightful views over the Otter Valley.

In total, lot 2 extends to about 19.49 acres and is shown coloured blue on the accompanying plan.

### **Lot 3 – 9.34 acres of pasture. Auction Guide Price £75,000**

Situated to the north of Lot 1 this comprises a parcel of gently and more steeply sloping traditional pasture.

In total, lot 3 extends to about 9.34 acres and is shown coloured blue on the accompanying plan.

### **Lot 4 – 26.32 acres of pasture. Auction Guide Price £265,000**

Situated at Jacks House in the parish of Luppitt, this land affords extensive road frontage and comprises two level enclosures together with a steel and GI implement shed (Approx 6.95m x 7.58m).

In total, lot 4 extends to about 26.33 acres and is shown coloured yellow on the accompanying plan.





## METHOD OF SALE

The property will be offered for sale by public auction and online livestream auction on Tuesday 18th July 2023 at 2pm at the Shrubbery Hotel, Ilminster, TA19 9AR. <http://www.gth.net/auctions/auction-room-and-livestream-auctions>. It is possible the property may be sold prior to the auction date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

## AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online. <https://auctioneertemplates.eigroup.co.uk/futureauctions.aspx?a=1110&c=gtn>. These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

## BUYERS ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agent.

## BIDDER REGISTRATION

All potential bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. Those attending the auction room in person can register on the day. Further details are available from the Agents upon request. <https://www.gth.net/auctions/auction-room-and-livestream-auctions>.

## TENURE

The property is of freehold tenure with the benefit of vacant possession of all parts, subject to any rights of holdover which may be required, depending upon the date of completion.

## SERVICES

The farmhouse is understood to be connected to mains electricity, private water and private drainage. We have not tested of any the services.

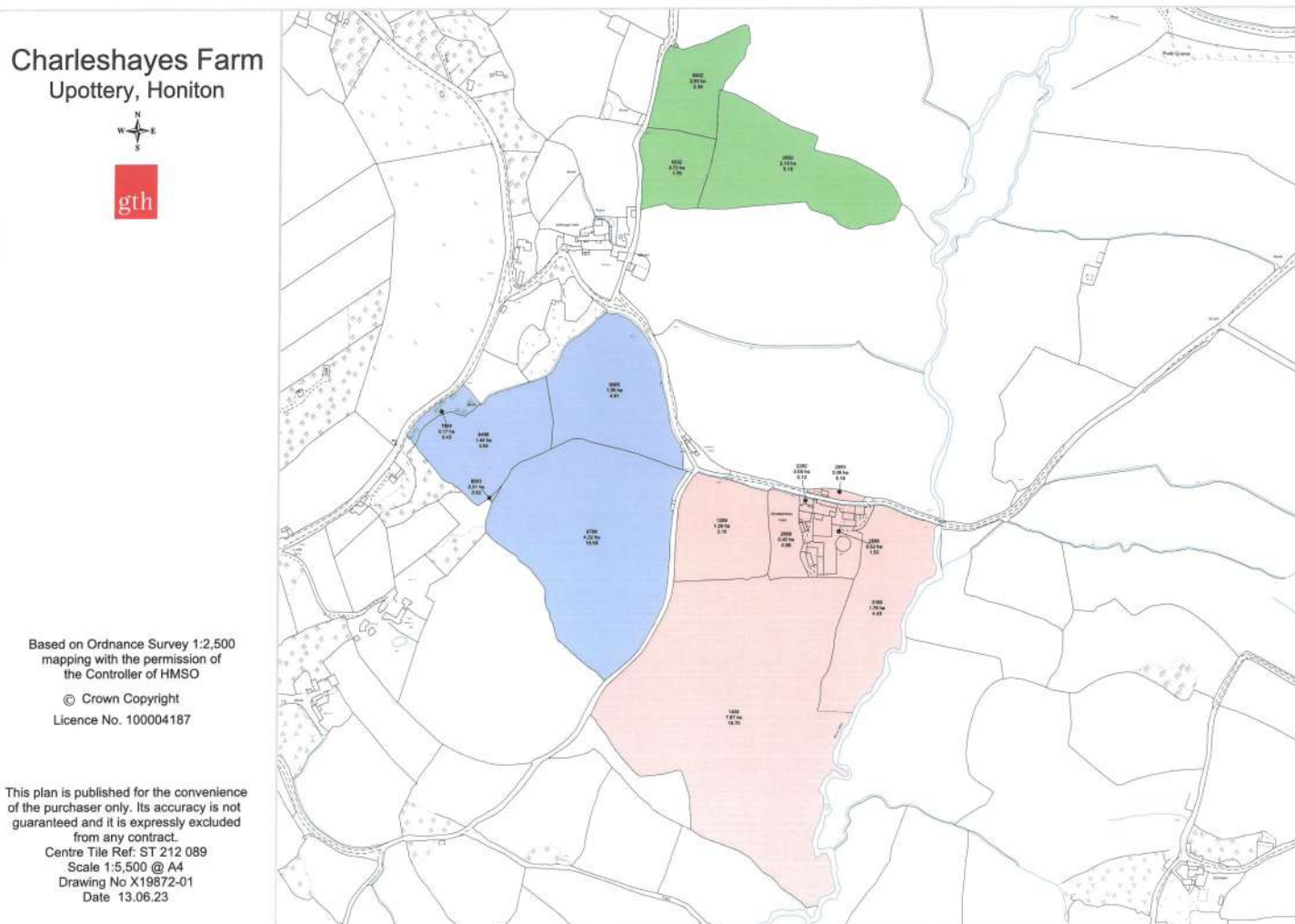
Prospective purchasers are advised to make their own enquires with regards to the availability of services to the property.

## OUTGOINGS

These are believed to comprise local Council Tax on the farmhouse (Band F) together with the usual service and environmental charges.

## FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendors or their agents prior to completion.



## TOWN & COUNTRY PLANNING

The Farmhouse is Grade II\* Listed. The current use of the farm buildings is agricultural although there may be scope for prospective purchasers to consider alternative uses, subject to obtaining the necessary planning consent from East Devon District Council.

## RIGHTS OF WAY, EASEMENTS, ETC.

We understand that a public footpath passes through Lot 1 adjoining the River Otter.

The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

## BASIC PAYMENT SCHEME

There are no Basic Payment / Delinked Payments with the sale of the property.

## LOTTING

The property will be offered for sale as a whole or in up to 4 lots as detailed within these sale particulars. The right is reserved however, to alter or amend the proposed lotting and prospective purchasers shall make no objection to any such changes.

## LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

Tel 01404 515616.

## DESIGNATIONS

The property lies within the Blackdown Hills, an Area of Outstanding Natural Beauty. We are not aware of any environmental schemes or otherwise.

**AGENTS NOTE:** Please note that we have been instructed to sell this property on behalf of a deceased estate and full clearance of the land and buildings cannot be guaranteed so therefore the property is being sold as seen.

## DIRECTIONS

**Charleshayes Farm:** From Honiton head north on the A30 / A303 towards Ilminster. Continue for approximately 5.5 miles and pass the right turning to Chard (A30) and after the large layby on the right take the next turning left (by the grass triangle). Follow the lane down the hill through the wooded area, passing the farm and having gone round the sharp right hand bend take the next left. Continue along this lane for approximately 0.50 miles passing over the River Otter and Charleshayes Farm will be found on the left hand side

**What3words:** studs.confirms.soft

**Lot 4—Land at Jacks House—** From our office on the High Street continue out over A30 and bear left signposted to Dunkeswell. Follow this road up into the Blackdown Hills bearing right at Limers Cross, continue on this road for a further 3 miles taking the sixth lane on the left hand side, whereupon the land will be found on the left.

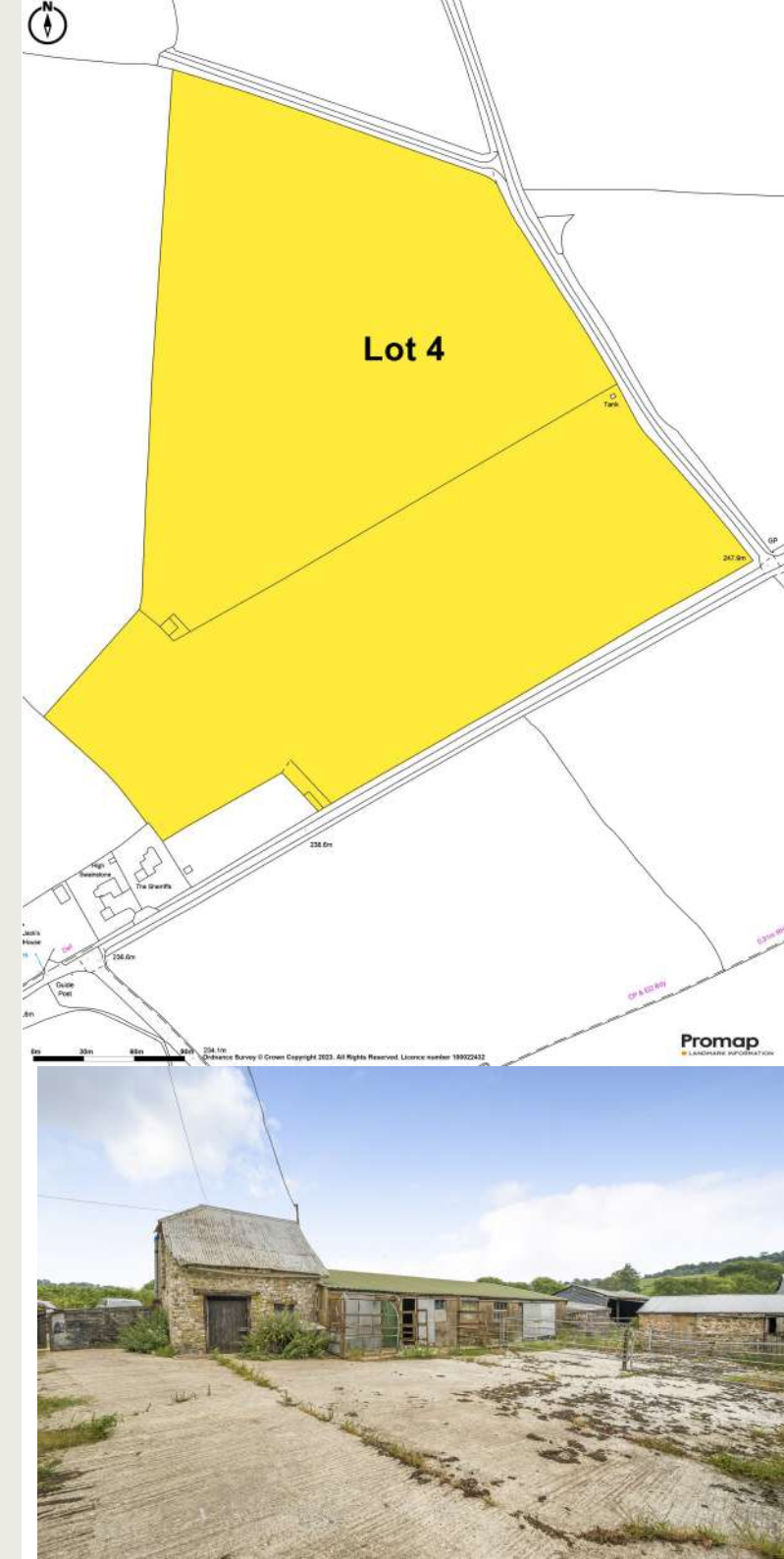
**What3words:** vies.escaping.result

## FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock.

All potential purchasers are asked to observe the country code and close all gates.

We would further note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used in the construction of some of the buildings may contain asbestos.





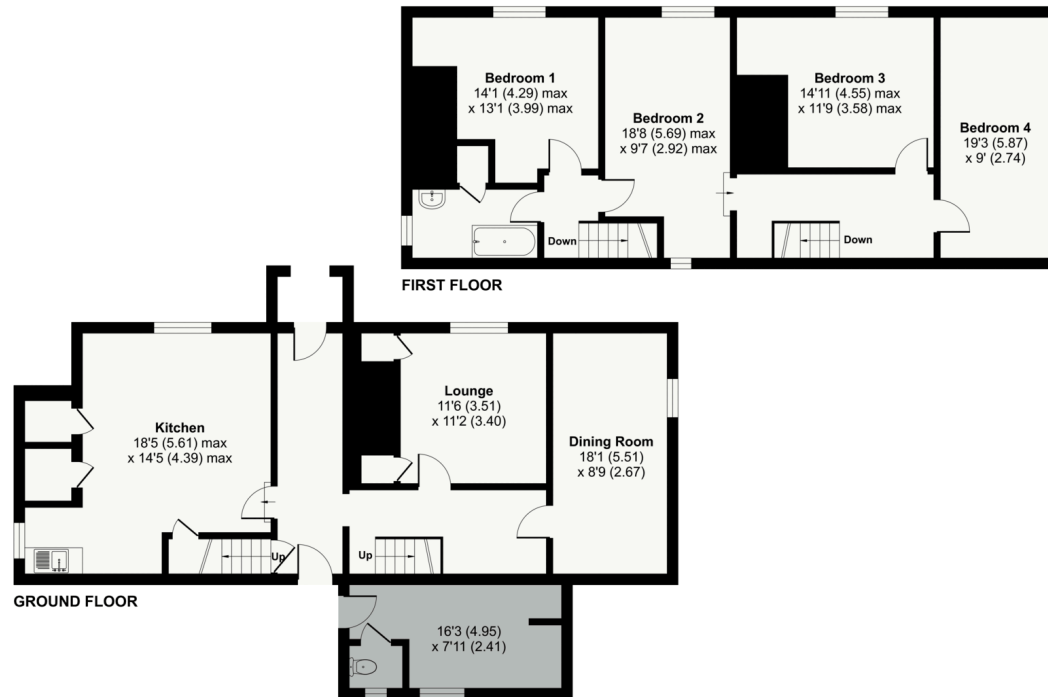
## Charleshayes Farm, Upottery, Honiton, EX14 9NY

Approximate Area = 1789 sq ft / 166.2 sq m

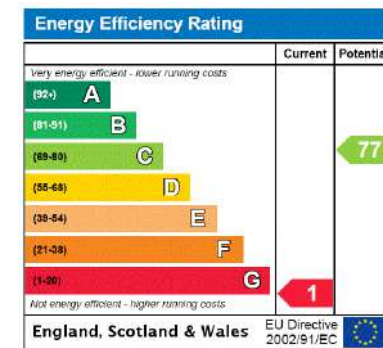
Outbuilding = 129 sq ft / 11.9 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Greenslade Taylor Hunt. REF: 994030



### 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.

### Consumer Protection Regulations

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

**Guide Price:** An indication of the seller's current minimum price at auction. The guide price of range or guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.





**GREENSLADE TAYLOR HUNT**  
[www.gth.net](http://www.gth.net)