



THE CASTLE HILL ESTATE THE HOME FARMS

CASTLE HILL ESTATE • SOUTH MOLTON • DEVON





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To Let by Informal tender from 25th March 2024

Tender closing date: 12 Noon on Friday 4th August 2023

Viewing Days: Wednesday 12th July and Friday 14th July 2023

Lotting: The lettings are available as a whole or in six lots, offered either on an initial Farm Business Tenancy of ten years or under a Joint Venture agreement of similar length.

Lot 1: Barnstaple Lodge and Home Farm – 156.68 Ha (387.17 acres)

Lot 2: East Clatworthy and Deer Park farm – 199.90 Ha (493.97 acres)

Lot 3: Park Farm – 61.44 Ha (151.85 acres)

Lot 4: Land at Bremridge – 18.32 Ha (45.27 acres)

Lot 5: Land at Newlights – 15.85 Ha (39.18 acres)

Lot 6: Parkland at Castle Hill – 61.96 Ha (153.10 acres)

In all about 514 Ha (1270.5 acres)



savills.co.uk

Kingston House, Blackbrook Park Avenue, Taunton, TA1 2PX

Harry Gosling
07976 744347
01823 692 655
hgosling@savills.com

Tom Morrison
07816 184118
01823 692 654
tom.morrison@savills.com



Introduction

The Castle Hill Estate is situated near South Molton, North Devon.

The Home Farm has in the past been let as one well-equipped dairy holding comprising permanent pasture, temporary grass leys and areas of arable ground. The holding has been let to the current tenant for over 12 years and has been farmed as a whole with the existing herd being milked from the two separate parlours.

The land is gently undulating and laid to pasture and arable being classed as predominantly Grade 3 land with areas of Grade 4.

The Castle Hill Estate is seeking applications for either a tenancy under a ten-year FBT or proposals for a contract farming / share farming arrangement between interested parties and the Castle Hill Estate.

The Castle Hill Estate – Environmental Policy

The Castle Hill Estate is developing a long-term strategy for the different farming enterprises across the wider Estate. The overall aim of the Estate is to be able to support diverse, sustainable farming businesses with a particular emphasis on improving the natural environment as well embracing innovation and being at the forefront of modern-day farming.

The Estate has drafted its own Memorandum of Understanding (MOU), which once agreed will sit alongside the tenancy agreement/s or form part of the strategy for any joint venture. The MOU is in no way designed to restrict the farming practices. It is also not a promise of funds from either party, but a joint understanding from both parties to work together to improve the environmental resources present and improve biodiversity across the holding.

On this basis, The Castle Hill Estate are seeking a tenant or farming enterprise who can offer not just high levels of husbandry and modern farming practices but are also driven to enhance the environment and the soils that they occupy.

The Estate is open to a wide range of proposals from applicants, but particularly encourage applicants willing to investigate diversification opportunities as well as regenerative farming practices.



Lot 1 – Home Farm and Barnstaple Lodge:

Lot 1 comprises of approximately 156.7 hectares (387 acres) of permanent pasture, grass leys and areas of arable ground set out around the two farmyards and providing a mixed grazing platform.

Included within Lot 1 is one of the main farmyards on the holding: Home Farm, as well as the dairy and further buildings at Barnstaple Lodge. There is a range of fourteen buildings at Home Farm, comprising of steel portal framed cattle housing

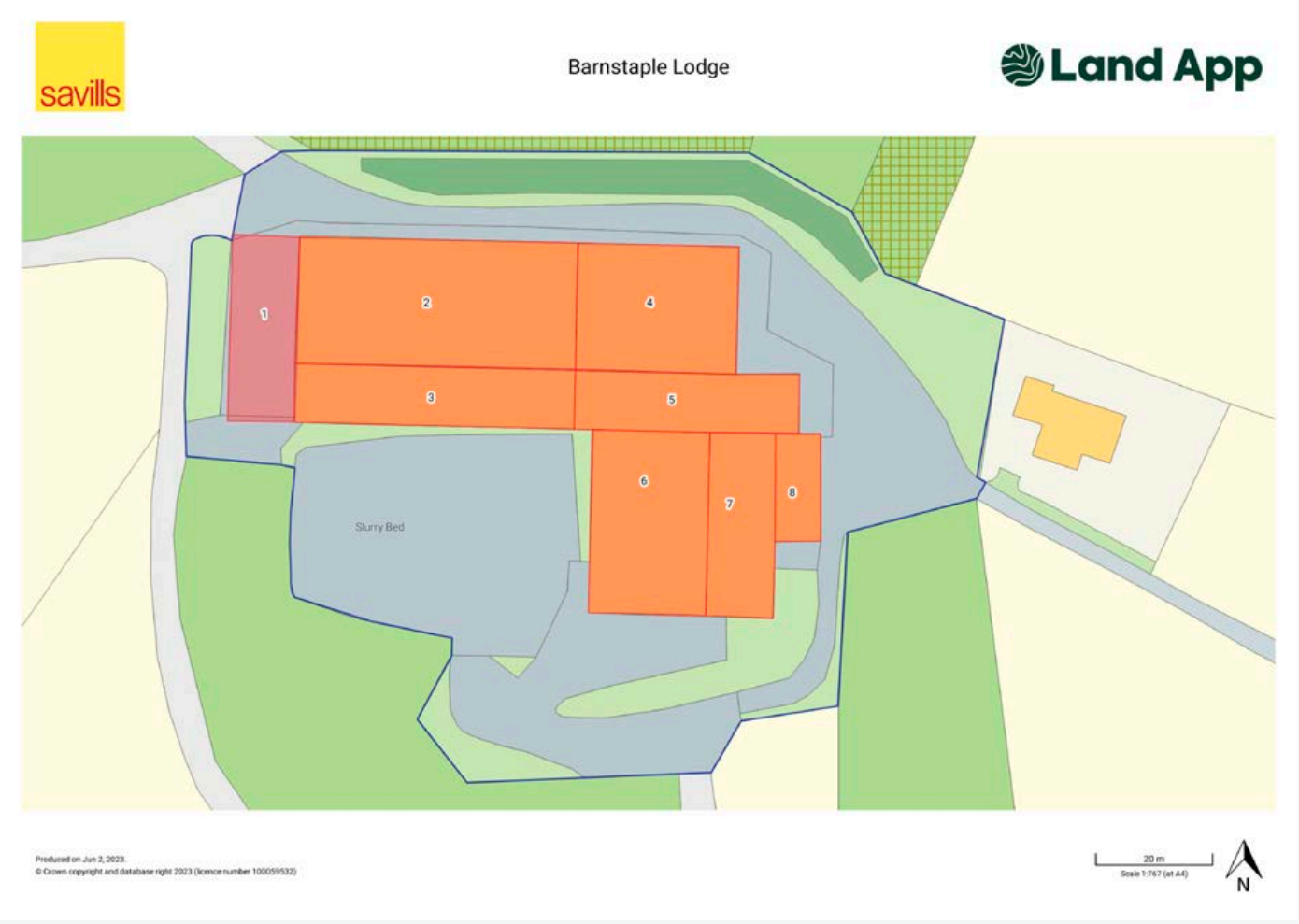
with 111 cubicles on mats, a covered silage clamp, a slurry lagoon as well as a straights store, a straw shed and a large area of hardstanding.

Barnstaple Lodge houses a 20:20 herringbone milking parlour along with associated offices and storage rooms, with cubicle housing amounting to 217 of cubicles on mats across the buildings. There is a roof mounted PV array at Barnstaple lodge. The PV electricity will be supplied and sold to the Tenant on a pence per kilowatt basis at a commercial rate. The Landlord will require access for maintenance and meter reading.

Further details (including a valuation) of the outgoing tenants’ fixtures and fittings will be provided on the viewing days.

Home Farm Schedule

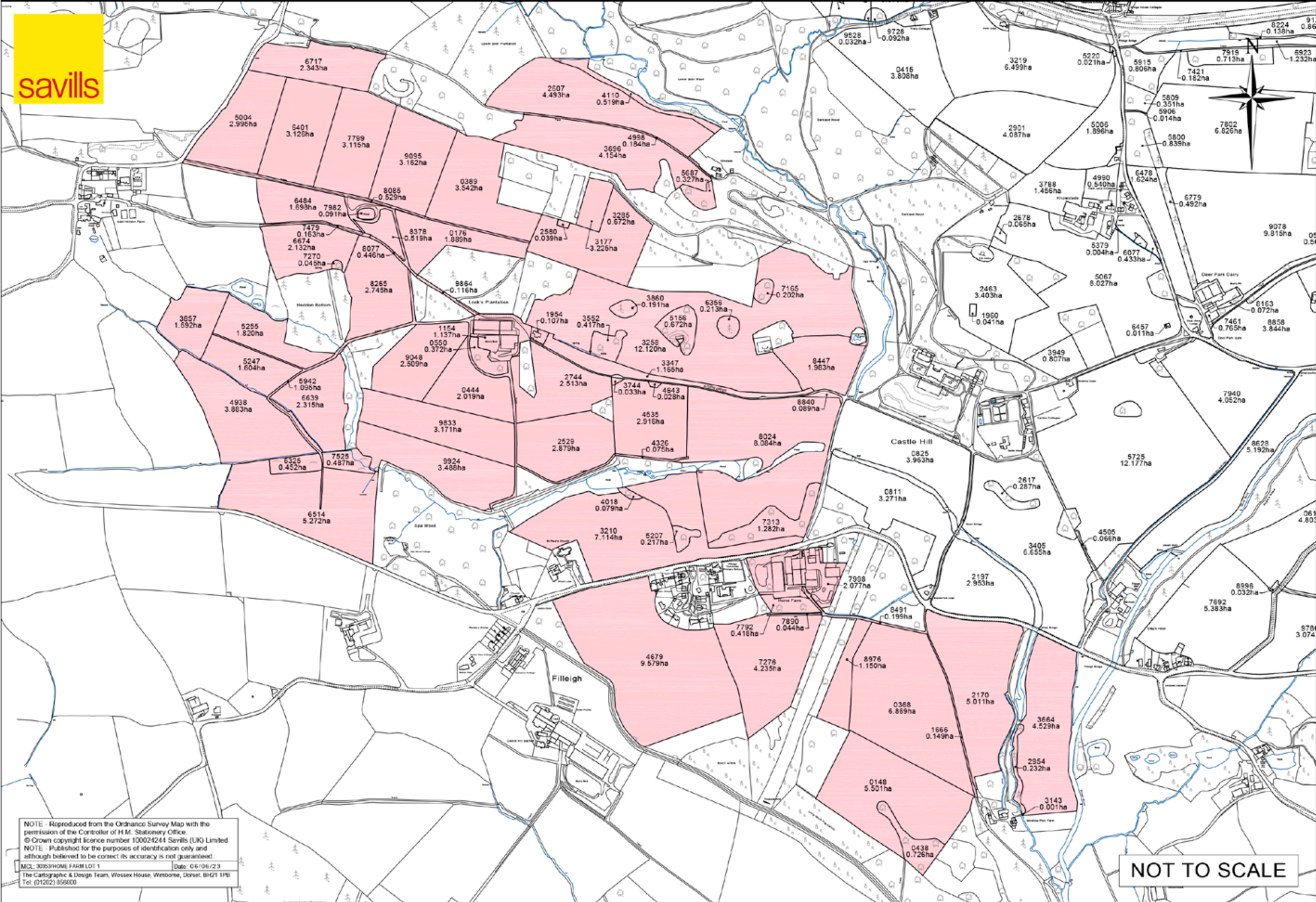
Building Number	Description and Size
1	Calf shed and general store. 1742 Sq.m
2	Cubicle housing. 364 Sq.m
3	Cubicle housing.612 Sq.m
4	Open cattle housing. 496 Sq.m
5	Covered Silage clamp. 695 Sq.m
6	Covered feed yard. 321 Sq.m
7	Covered feed yard. 339.Sq.m
8	Covered cattle handling. 21 Sq.m
9	Old parlour. 78 Sq.m
10	Covered store. 337 Sq.m
11	Covered yard. 201 Sq.m
12	Straights store. 725 Sq.m
13	Straw Barn. 179 Sq.m

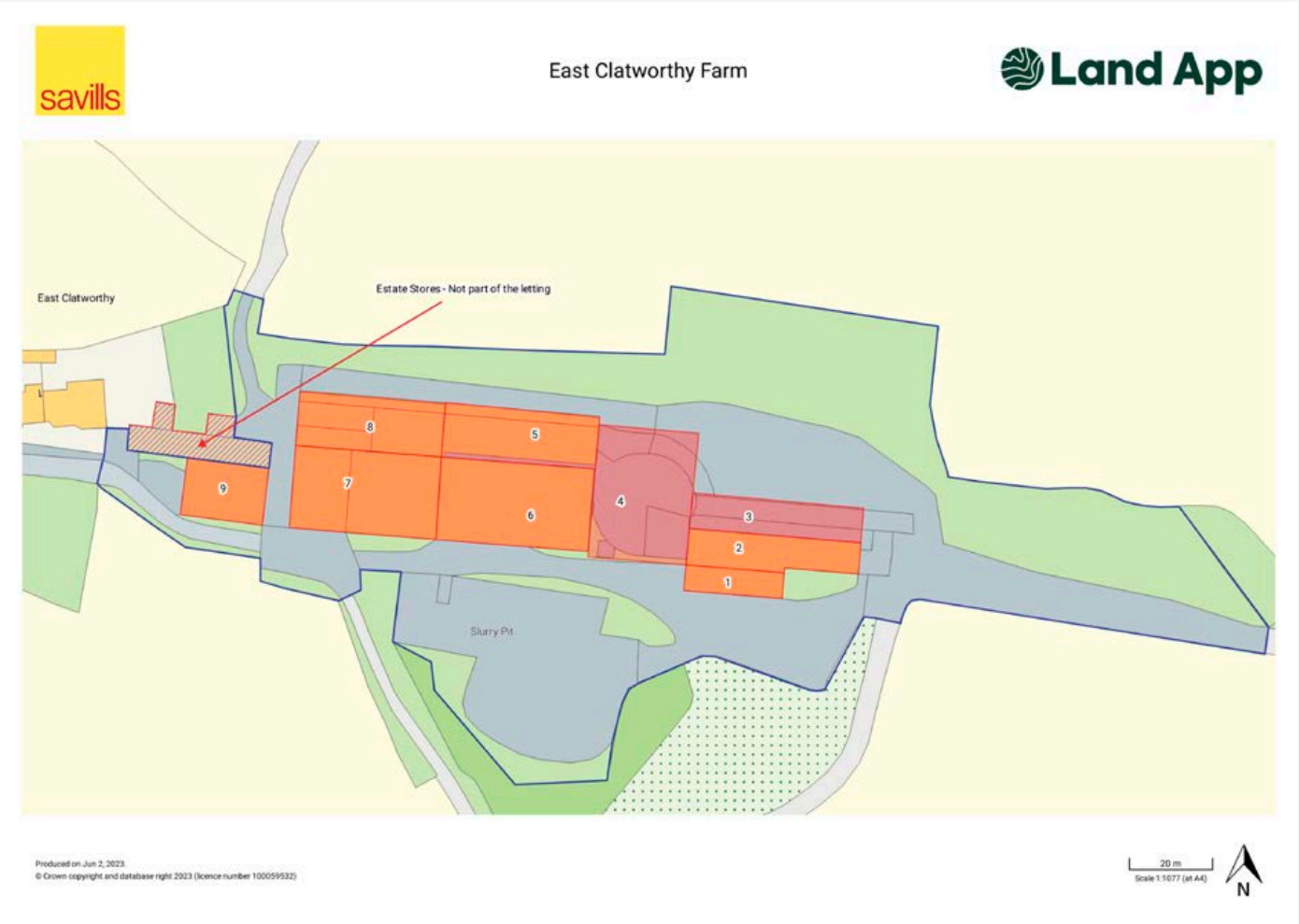


Barnstaple Lodge Schedule

Building Number	Description and Size
1	Covered collecting yard. 376 Sq.m
2	Cattle Housing and feed yard with Cubicles. 1073 Sq.m
3	Cattle housing and feed yard. 507.74 Sq.m
4	Cattle housing and feed yard. 623 Sq.m
5	Milking Parlour. 405 Sq.m
6	Cattle housing and feed yard. 656 Sq.m
7	Cattle housing and feed Yard. 373 Sq.m
8	Dairy office, storage, and bulk tank room. 149 Sq.m







Lot 2: East Clatworthy and Deer Park

Lot 2 comprises of a range of buildings and another of the Estate’s milking parlours (20:20 herringbone) at East Clatworthy Farm. The buildings include cubicle housing with approximately 327 Cubicles on mats across the various buildings along with collection pens, a workshop and a slurry lagoon. Similar buildings can be found at Deer Park Farm, along with a covered silage clamp and a further lagoon.

The land at lot 2 comprises of predominantly level areas of

permanent pastures totalling 199.9 hectares (493.97 acres) with a good range of field sizes. The land at East Clatworthy is easily accessed by a number of cow tracks, providing a large grazing platform. The exterior of the holding is well fenced, and the current tenant has water supplied to a number of troughs around the holding.

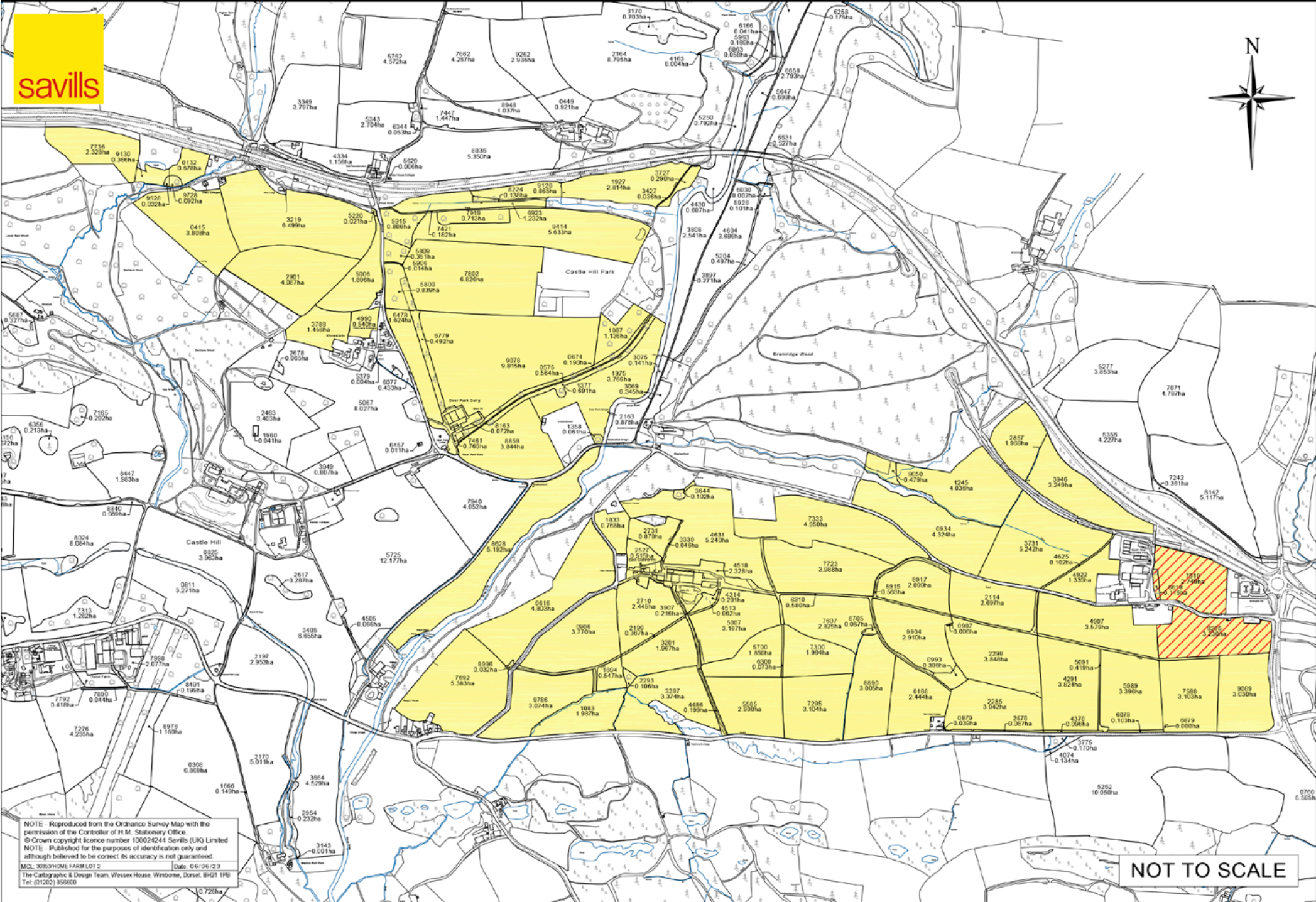
A grant has been applied for by the Estate to concrete the yard area outside of the bulk tank room, to improve access and

East Clatworthy

Building Number	Description and size
1	Bulk tanks and storage. Sq.m
2	Milking Parlour. 352 Sq.m
3	Covered Holding/collecting yard. 362 Sq.m
4	Covered Collecting yard with pivoting push gate. 789 Sq.m
5	Covered Feed Yard. 490 Sq.m
6	Cattle housing. 764 Sq.m
7	Cattle housing 726 Sq.m
8	Covered Feed Yard.
9	Farm workshop. 285 Sq.m

reduce run off into the slurry lagoon. More details of this will be available from the agents on the viewing days.

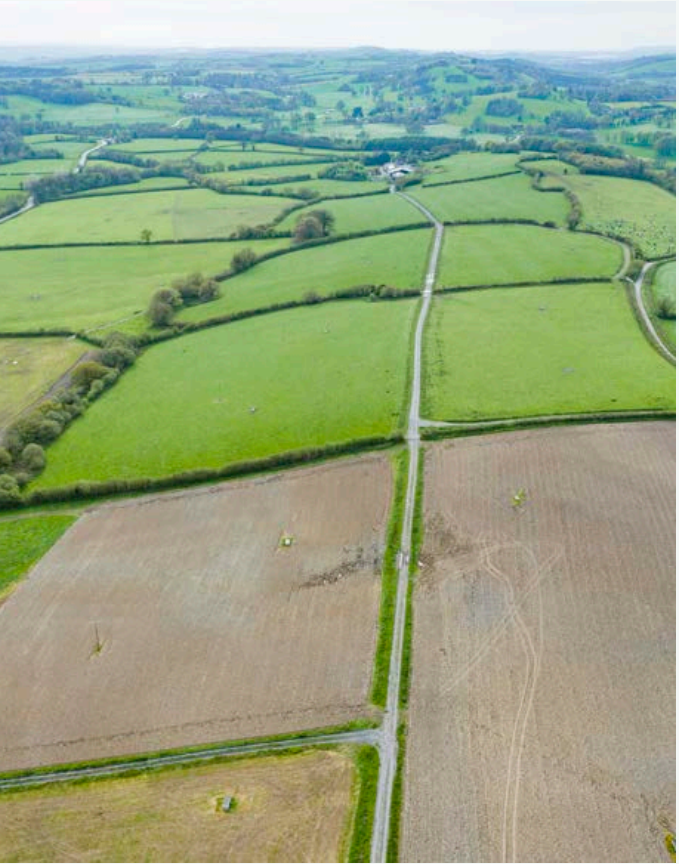
There is a roof mounted PV array at East Clatworthy. The PV electricity will be supplied and sold to the Tenant on a pence per kilowatt basis at a commercial rate. The Landlord will require access for maintenance and meter reading.

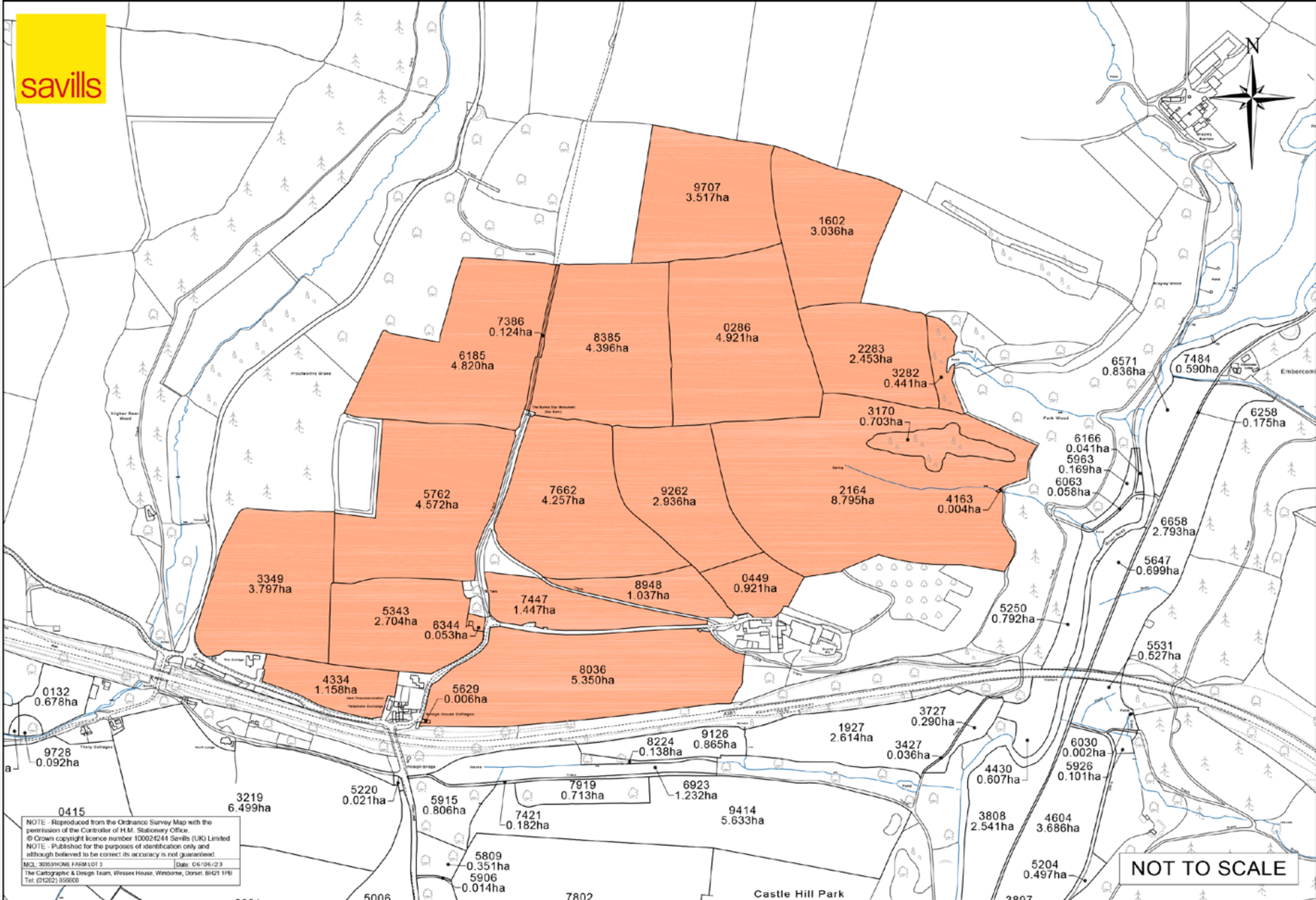




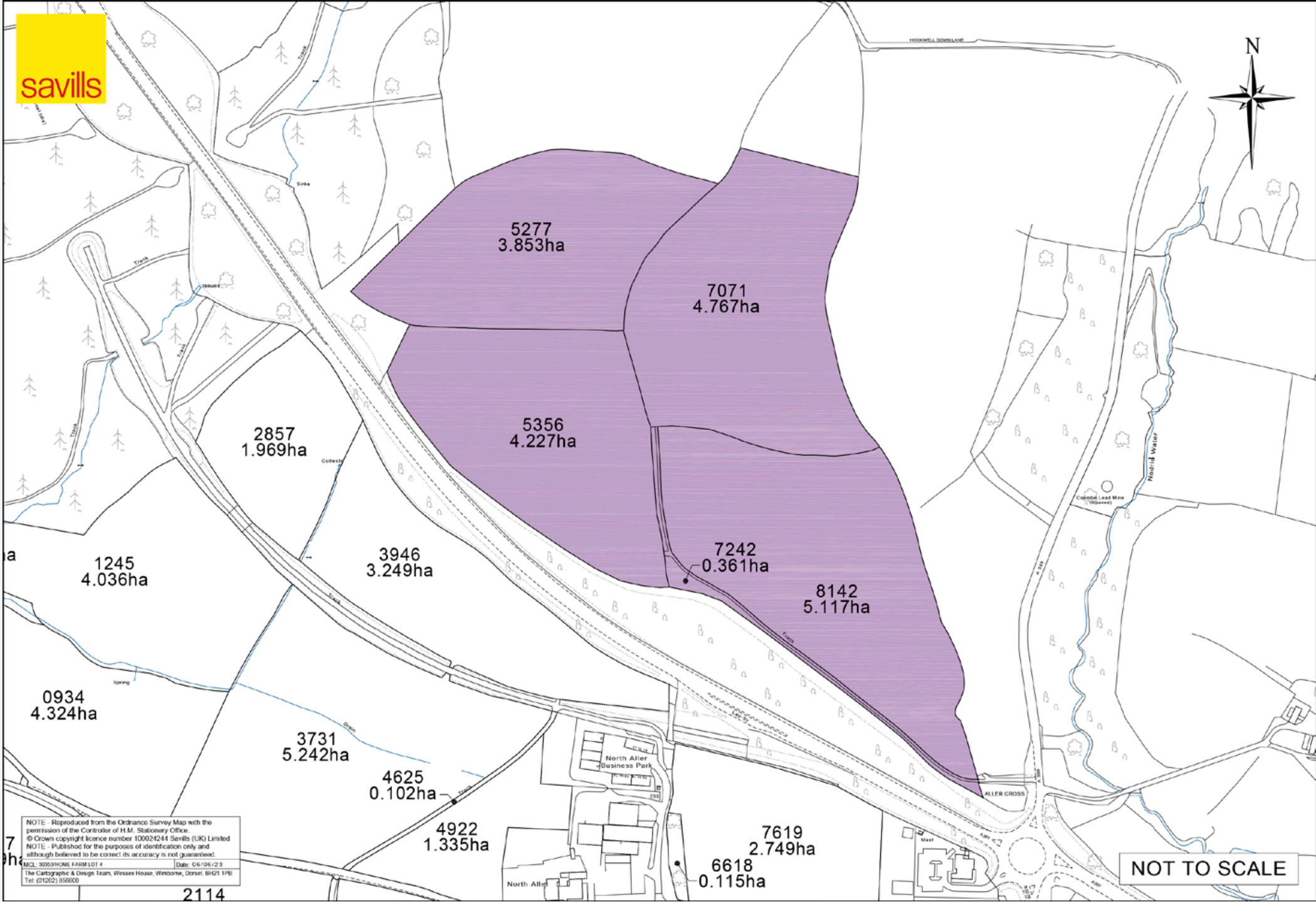
Deer Park Farm

Building Number	Description and Size
1	Cattle housing with cubicles. 578 Sq.m
2	Covered Silage Clamp. 500 Sq.m
3	Cattle housing. 387 Sq.m
4	Covered Feed Yard. 562 Sq.m
5	Redundant Parlour. 97 Sq.m
6	Bull Pen. 81 Sq.m



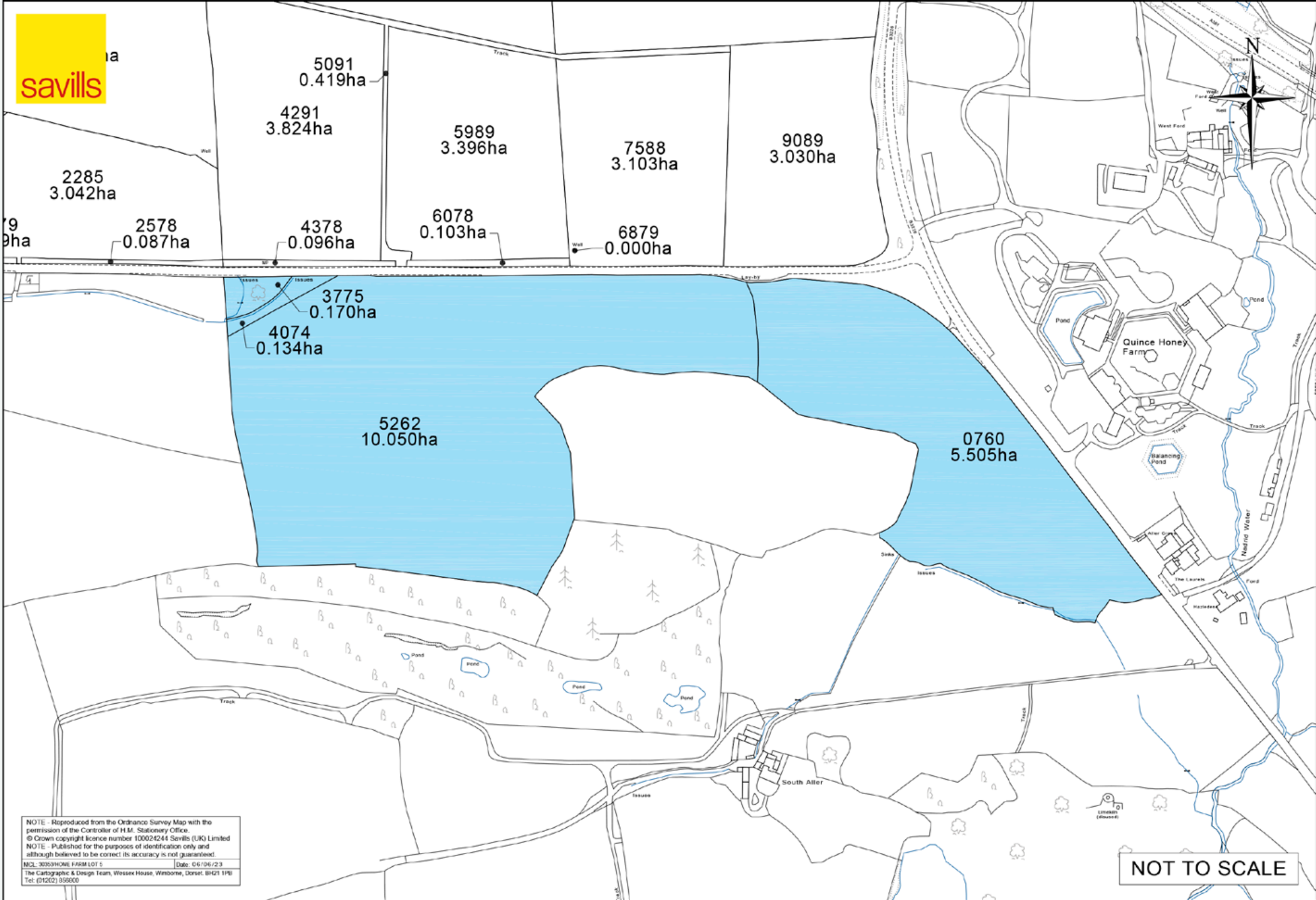


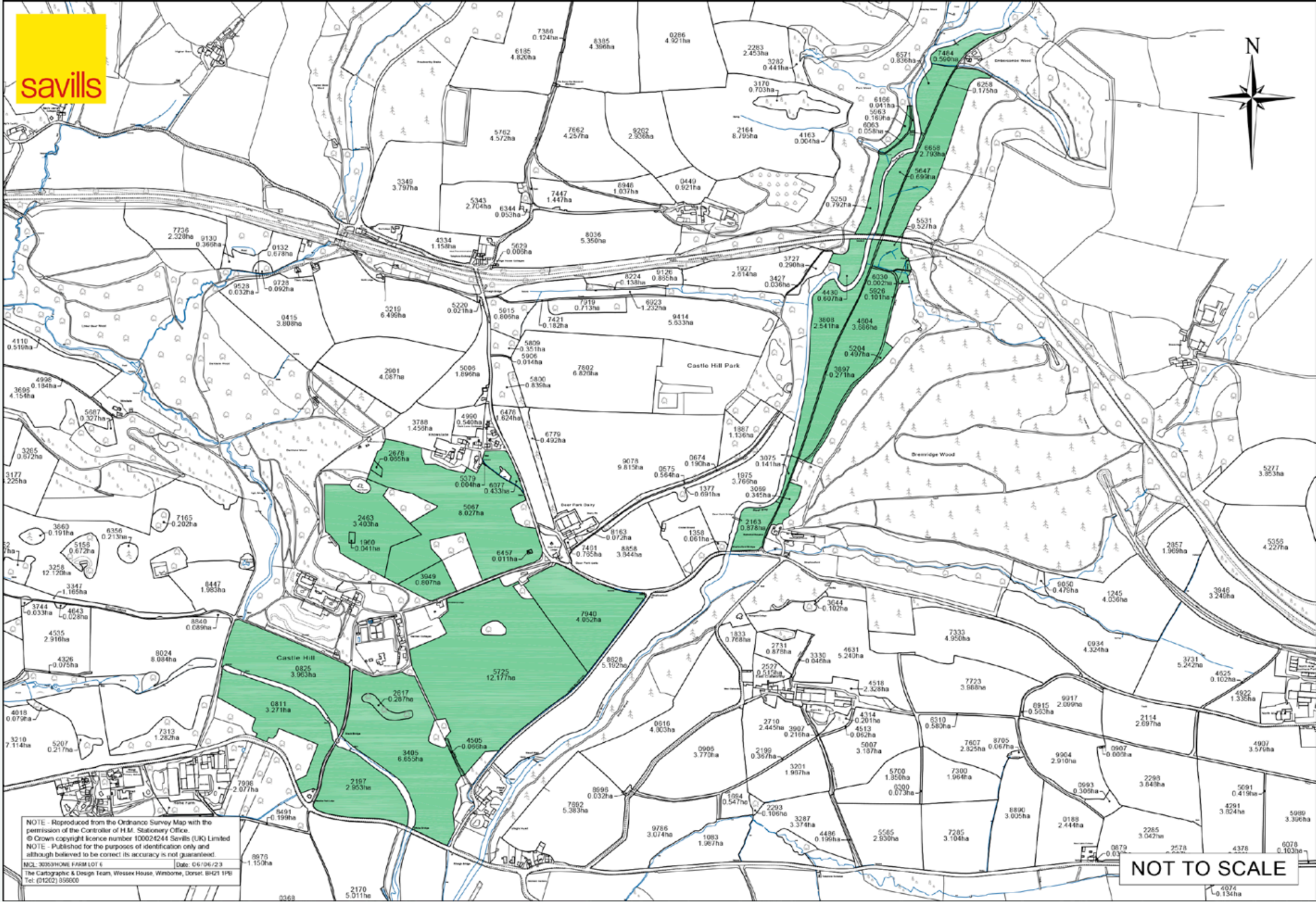
Lot 3: Park Farm
Park Farm is located to the north of the A361. Park Farm comprises of a block of bare land split into a number of parcels of both arable and permanent pasture. Lot 3 is approximately 61.44 hectares (151.85 acres).



Lot 4: Arable land at Bremridge

The land at Bremridge is made up of four relatively equal sized arable fields totalling 18.32 hectares (45.27 acres). The fields are well draining and are south facing. There is excellent road access to this land from the A361. There are no buildings with this land and the lot is separated from the remainder of the lots by the A361.





Lot 6: Parkland and The Deer Park

Lot six makes up the parkland surrounding Castle Hill House, as well as the areas of pasture that are beneath the A361 Viaduct. This area of Grade 1 listed parkland will require an applicant to work closely with the family to achieve their aims and objectives. This land is to be offered on a grazing licence from year to year or on a contract farming arrangement allowing the family to steer the direction of farming activities over this land.

Lot six is approximately 61.96 hectares (153.1 acres)



Barnstaple Lodge



1 and 2 East Clatworthy



2 Home Farm



2 Home Farm

Cottages

There are four cottages that can be made available to an incoming tenant. Any applicant wishing to take on a cottage must reflect this in their tenders. Each cottages rent is detailed below:

Barnstaple Lodge

Detached four-bedroom bungalow with kitchen/breakfast room, living room with open fire, hallway, bathroom, separate WC, and utility room. Adjoining single garage. Enclosed gardens and driveway. Oil fired central heating. The property will be let within the Farm Business Tenancy but will attract a separate rent, in this case this will be £1200 per calendar month. Current EPC rating: F37

1 East Clatworthy

Semi-detached two storey property with kitchen/breakfast room, boot room. Ground floor WC, living room with wood burner, three double bedrooms and bathroom. Small, enclosed garden to front, rear yard with outbuildings and single garage. Oil fired central heating. The property will be let within the Farm Business Tenancy but will attract a separate rent, in this case this will be £1200 per calendar month. Current EPC rating: E53

2 East Clatworthy

Semi-detached two storey property with kitchen, living/dining room with wood burner, hallway, three double bedrooms and bathroom. Enclosed garden and driveway. Oil-fired Rayburn Royal providing central heating. The property will be let within the Farm Business Tenancy but will attract a separate rent, in this case this will be £1000 per calendar month. Current EPC rating: F38

2 Home Farm

Semi-detached two storey property with kitchen, utility room, boot room. GF WC, dining room, living room with wood burner, three double bedrooms and bathroom. Enclosed rear garden, single garage, and parking. Oil fired central heating. The property will be let within the Farm Business Tenancy but will attract a separate rent, in this case this will be £1000 per calender month. Current EPC rating: F31

PROPERTY INFORMATION

Tenancy

The holding will be let on a full repairing and insuring basis and there will be a split responsibility for repairs between the Estate and Tenant for the farmhouses, buildings, and fixed equipment. A draft copy of the tenancy agreement will be made available on the viewing days. Alternatively the landlord is happy to consider a joint venture with an incomer, working together to achieve the Estate’s goals.

Fixtures and Fittings

The Landlord understands that the outgoing tenant is likely to offer their fixtures and fittings for sale. An outgoing valuation is currently being prepared and will be made available on the viewing days. The water at the two dairies is supplied by borehole supplies in addition to the mains supply. The pump and equipment will be made available to purchase from the outgoing tenant.

Environmental Schemes

The Castle Hill Estate has recently extended its Environmental Stewardship until the 30th June 2028. A copy of the agreement will also be available to view on the viewing days. It will be important for an incoming tenant to work closely with the landlord to achieve their environmental goals, this is likely to include entering into further schemes in the future.

Stocking Numbers

There will be a proposed limit of 600 cows on the letting of the whole due to slurry capacity. Subject to tender, the Estate is considering improving the existing slurry storage across the holding.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective Tenants must satisfy themselves by inspection or otherwise. 23.06.12.HG. Capture Property 01225 667287.

Schedule of Condition

A photographic schedule of condition will be undertaken prior to the tenancy commencing.

Sporting Rights

All sporting rights are reserved by the landlord. The shooting on the Estate is let on a commercial basis and any incoming tenant will be required to collaborate closely with the Landlord and the shoot tenant in respect of their cropping and operations.

Wayleaves, Easements and Reservations

The property is let subject to, and with the benefit of, all existing wayleaves, easements, and rights of way whether public or private, specifically mentioned or not. The estate is not aware of any rights of way affecting the management of the holdings.

Additional Information

The tenant will not be permitted to assign, underlet, or part with possession of the whole or any part of the interest. The tenant shall make a financial contribution toward the approval and completion of the Farm Business Tenancy (FBT). The tenant shall be responsible for submitting the Stamp Duty Land Tax return and for the payment of any Stamp Duty Land Tax in respect of the FBT if chargeable. The tenant will be allowed to sublet the residential property to a farm worker on an Assured Shorthold Tenancy.

Stamp Duty Land Tax

The successful Tenant will be responsible for the payment of all Stamp Duty Land Tax charges that may arise from the granting of the tenancy agreement. Professional advice should be sought on the matter prior to the acceptance of the agreement.

VAT

The incoming Tenant will be liable for any VAT applicable to the rental charges for the property.

Tender

Tenders are to be submitted on the approved form and are to arrive no later than 12 noon on Friday 4th August 2023 at The Estate Office, Castle Hill Estate, Filliegh, Barnstaple, EX32 0RQ. The envelope should be clearly marked “The Home Farms tender” or emailed to hgosling@savills.com and tom.morrison@savills.com with “The Home Farms tender” as the subject.

The landlord is in no way bound to accept any or the highest tender. As much detail as possible should be provided in the tender to allow the landlord to consider the quality of the proposal.

Viewing Days will be held on Wednesday 12th July and Friday 14th July 2023 from 10am to 4pm

Viewing is Strictly by appointment with Savills Taunton on 01823 445 030. To attend a viewing day, all pre-application documents must be completed and returned to tom.morrison@savills.com by the Tuesday 11th July 2023.



