



Gearns Farm

Holsworthy, Devon

Carter Jonas

Gearns Farm Holsworthy Beacon Holsworthy Devon EX22 7NF

A former ring-fenced dairy farm now providing a significant investment income from a range of let farm buildings, supported by two let residential units. Extending to approximately 220 acres of arable and pasture land.

An extensive range of former dairy buildings let on a 20-year Farm Business Tenancy, subject to a break clause.

A further specialist poultry rearing unit, also let on an FBT.

The property is serviced by a detached 5-bedroom farmhouse and an additional 2-bedroom bungalow.

In all, the farm extends to 219.96 acres of ring-fenced pasture, arable land, and woodland.

The farm offers a substantial investment income, currently in excess of £165,000 per annum, and is offered for sale as a whole by private treaty.



Location

The farm is situated approximately 1.5 miles to the west of Holsworthy Beacon and 4 miles from the market town of Holsworthy, which offers a range of shopping, educational and social facilities.

Despite its accessibility, the farm occupies a discreet and secluded position within open countryside, which is predominantly agricultural in character.

The Property

Gearns Farm offers prospective purchasers a significant rental income through the letting of the former dairy buildings to an intensive pig enterprise, together with a specialist poultry unit also let on a rolling Farm Business Tenancy.

The farm is serviced by two dwellings, both currently let on Common Law Tenancies.

The buildings lie centrally within approximately 220 acres of predominantly pasture land, which is farmed in-hand and benefits from the application of pig slurry from the adjoining unit.

The whole farm occupies a secluded position within open countryside and provides a substantial investment income to the vendor.

Gearns Farmhouse

Gearns Farmhouse is constructed of rendered stone elevations beneath a slate roof, with uPVC windows and oil-fired central heating.

The accommodation is arranged over two floors and, on the ground floor, comprises a porch leading to a kitchen fitted with a range of units, a utility room, dining room, front hall, conservatory, living room and study.

On the first floor there are five bedrooms, a family bathroom and a store room.

To the north of the house is a concrete yard with a double garage and lean-to. To the south, the garden is laid to lawn.



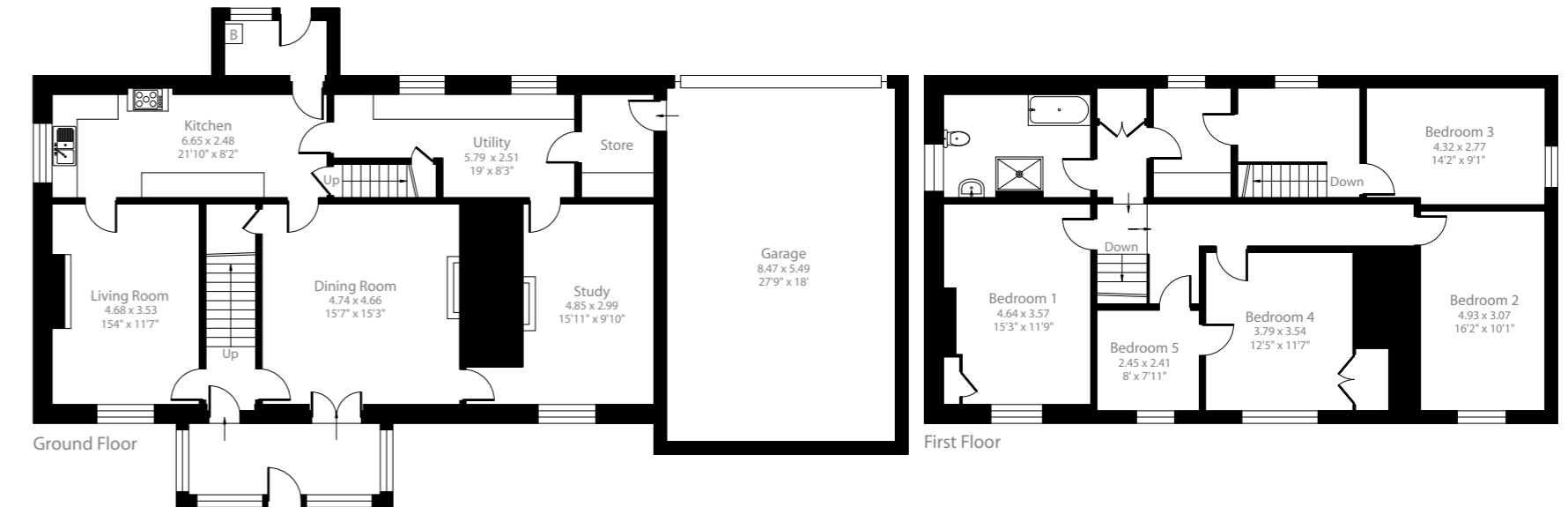
Floor plan

Gearns Farm
Holsworthy Beacon
Holsworthy
Devon
EX22 7NF

Approximate Area: 2506 Sq Ft, 232.8 Sq M

Garage: 501 Sq Ft, 46.5 Sq M

Total: 3007 Sq Ft, 279.3 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Beacon View

Beacon View comprises a bungalow situated at the entrance to the farm drive, adjoining the council road. The property is constructed of rendered elevations beneath a tiled roof.

The accommodation comprises of entrance hall, living room, fitted kitchen, two double bedrooms and a family bathroom.

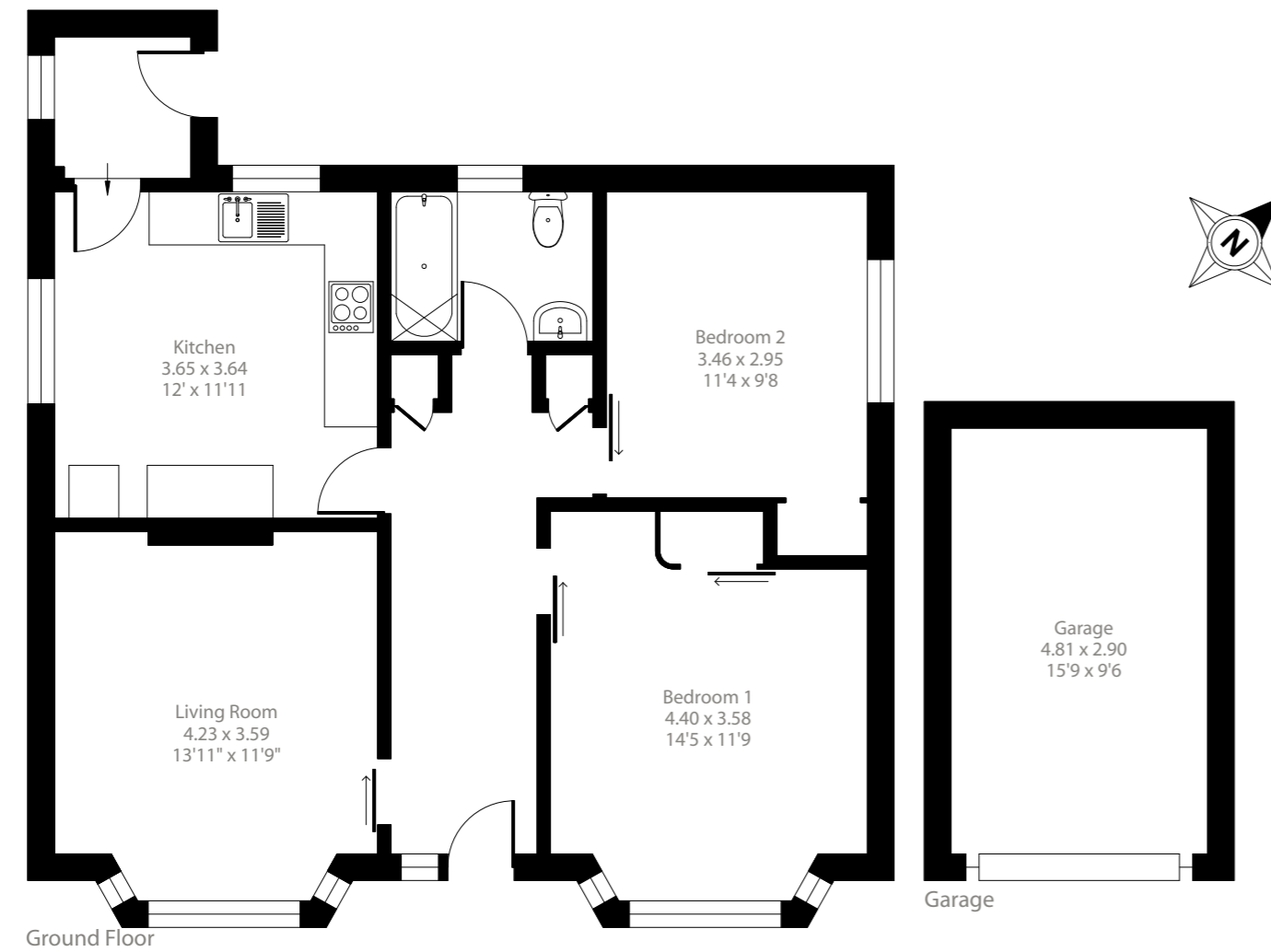
The bungalow is set within a reasonably sized garden, laid predominantly to lawn, with parking adjacent to the entrance drive and a detached single garage.



Floor plan

Beacon View
Holworthy Beacon
Devon
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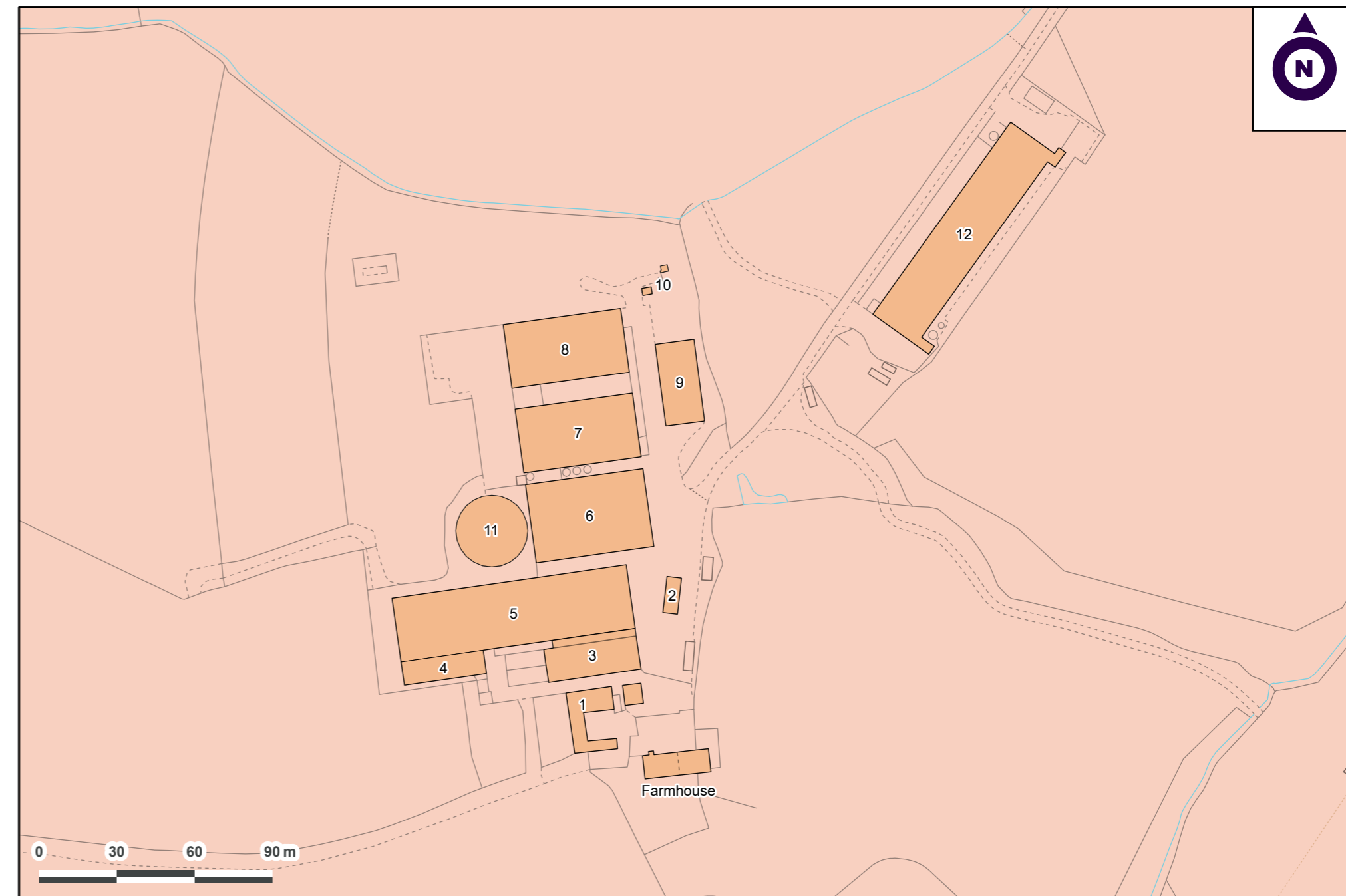
Farm Buildings

The farm buildings are arranged in two principal locations, separated by the farm drive. The main range was originally constructed to serve an intensive dairy unit but has subsequently been adapted to support a pig rearing enterprise.

Also located off the farm drive is a further specialist poultry unit, let on a Farm Business Tenancy.



No.	Description	Construction	m2	ft2
1	Traditional Buildings	A range of dilapidated buildings constructed of stone and block walls under slate/corrugated iron roofs.	336	3,625
2	Granary	Traditional stone under slate barn in dilapidated condition.	78	848
3	Parlour	Steel portal framed building with corrugated fibre cement roof and concrete block walls with timber cladding over. Containing old dairy rooms, WC, office, former 24:24 herringbone milking parlour, collecting yard and handling pens.	445	4,800
4	Open Yard	Seven bay steel portal framed barn with concrete floor, concrete block walls, open front with feed barrier and corrugated cement roof. Overhang to front included in measurement.	292	3,150
5	Pig Housing	20 bay steel portal framed former cubicle building with concrete floor, concrete block walls with timber space boarding over and corrugated fibre cement roof. Containing four rows of pig pens including houses that have walk ways above.	2,229	24,000
6	Silage Sheds	10 bay pair of attached steel portal framed sheds with high eaves concrete floors, concrete panel walls and corrugated fibre cement roofs.	1,393	15,000
7	Pig Housing	10 bay steel portal framed former cubicle building with concrete floor, concrete block walls with timber space boarding over and corrugated fibre cement roof. Containing four rows of pig pens including houses that have walk ways above.	1,114	12,000
8	Pig Housing	10 bay steel portal framed former cubicle building with concrete floor, concrete block walls with timber space boarding over and corrugated fibre cement roof. Containing four rows of pig pens including houses that have walk ways above.	1,114	12,000
9	Straw Shed	Steel portal frame, earth floor, corrugated iron cladding, corrugated fibre cement roof.	487	5,250
10	Incinerator	Concrete block storage shed with corrugated cement roof plus stand-alone purpose built incinerator.	-	-
11	Slurry Lagoon	Above ground 6 tier steel ring lagoon. Fed from slatted floors in the pig housing. 90ft diameter.	-	-
12	Poultry Shed	Steel portal framed building with high eaves, concrete floor, insulated profile steel cladding and roof. Office to side. A poultry rearing unit with a 155,000 bird capacity. Steel free standing feed bins.	1,811	19,500
TOTAL			9,300	100,173



Land

The land comprises a ring-fenced block of pasture, arable land and woodland, situated around the farmhouse and buildings. The fields are generally bounded by mature hedge banks, with water supplied to most enclosures.

The land is bordered along the northern boundary by a council-maintained road

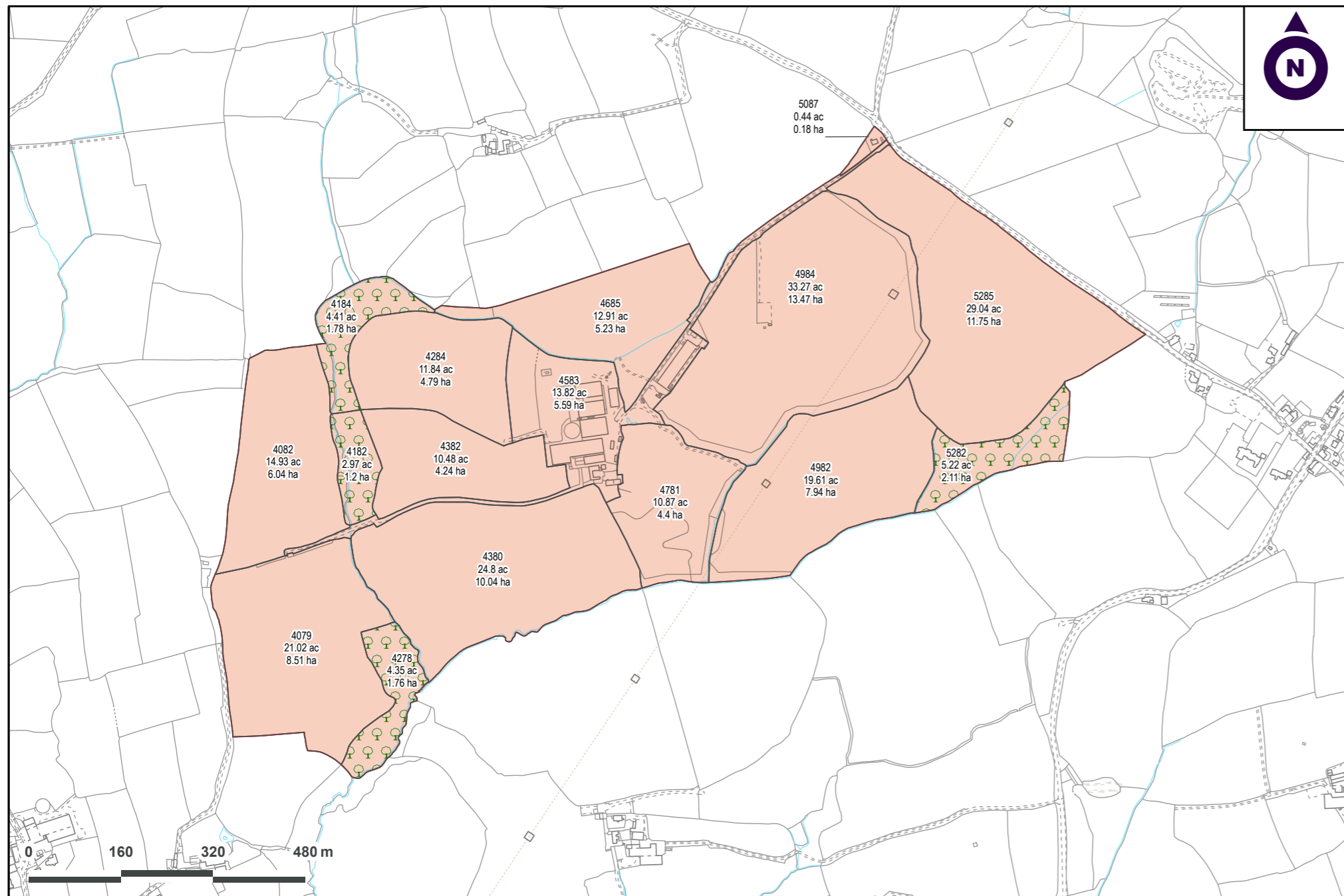
and is accessed via a central farm drive, together with a network of stone tracks.

The land comprises predominantly freely draining, slightly acidic loamy soils and is classified as Grade 3 and Grade 4 on the Ministry of Agriculture, Fisheries and Food Agricultural Land Classification Map.

Located within field OS8651 is a 500kW wind turbine.

Under the terms of the pig enterprise Farm Business Tenancy, the owner of Gearns Farm benefits from a free supply of pig slurry for the first five years of the tenancy term. In addition, up to 5 cubic metres of water a day from the boreholes.





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Method of sale

The farm is offered for sale by private treaty as a whole.

Tenure & Possession

The Farm is offered with vacant possession, subject to the following occupational agreements.

The pig enterprise is let on a 20-year FBT, expiring on 8 June 2045, at a rent of £100,000 per annum, subject to annual rent review. The tenancy includes a 10-year break clause. Further details of the FBT are available from the Agent.

The poultry unit is let on a rolling Farm Business Tenancy, initially granted for a two-year term from Autumn 2022, at a current rent of £42,547.84 per annum.

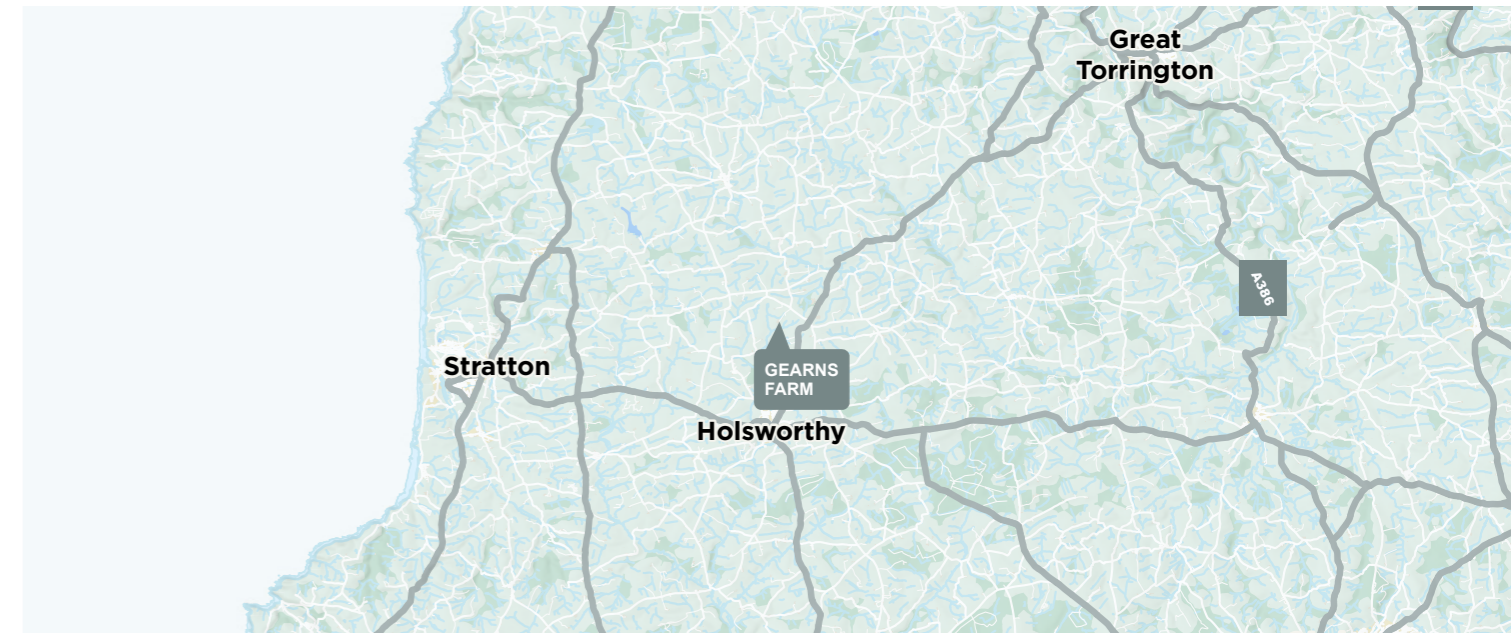
The farmhouse and bungalow are both let on five-year terms commencing on 9th June 2025, each at a rent of £950 per calendar month.

The turbine has been erected in accordance with a 26-year lease commencing on 18th October 2013. The operator holds an option to enter into a further 25-year lease after the expiry of the current agreement. The rental for the turbine has been capitalised.

Further information on the above relevant agreements are available from the Vendors Agent.

Services

The farm is connected to mains water and two private borehole supplies. Two private drainage systems serve the dwellings. Mains electricity is connected to both the farm buildings and the dwellings.



Health & Safety

Potential purchasers should take particular care when inspecting the property being mindful of machinery and livestock movements, especially in and around the farm buildings.

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

Permits

The holding holds an IPPC permit number: EPR/ZP3731LC.

Environmental Schemes

There are no environmental schemes currently in place.

Listing Status

Neither the dwelling house nor the farm buildings are listed.

Wayleaves Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

We are unaware of any public rights of way affecting the holding.

EPC Rating

Gearns Farm is rated E.
Beacon View is rated E.

Council Tax

Gearns Farm is rated Band E.
Beacon View is rated Band C.

Planning

Planning permission has been granted for the farm buildings, poultry unit and wind turbine. The planning history is available from the Agent upon request.

VAT

The property offered is not registered and therefore tax will not be chargeable.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas, 01823 428 590.



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