

, Devon/Somerset Border



Strategically positioned productive farm with residential and commercial opportunities

- Grade II Listed farmhouse
- Adjoining lincay with pp
- Modern Farm Buildings
- High aggregate reserves
- Arable and pasture land

Guide price £1,030,000
Freehold

Savills Exeter

The Forum, Barnfield Road,
Exeter, Devon, EX1 1QR

Penny Dart pdart@savills.com
+44 (0) 1392 455 700

, Devon/Somerset Border



Mileage

M5 Junction 27 about 1.5 miles, Tiverton about 9 miles, Exeter about 19 miles

Situation

Appledore Barton is strategically located just 1.5 miles from Junction 27 of the M5 motorway and has direct road frontage to the A38. Exeter lies just 19 miles to the south west and Taunton 19 miles to the north east both delivering the complete range of retail, educational, health and commercial services expected of regional centres.

The busy towns of Tiverton, 9 miles to the west and Wellington 7 miles to the north east both offer a full range of day to day facilities and private schooling. Communications are excellent with access to both the M5 and the North Devon Link road at Junction 27 just 1.5 miles away. Intercity mainline trains regularly run from Tiverton Parkway just 2 miles from the farm (London Paddington about 2 hours 15 minutes).

Description

The sale of Appledore Barton offers an exciting opportunity to purchase a productive farm situated close to Junction 27 of the M5. The farm also has great potential for capital enhancement in

its residential and commercial elements and an initial assessment of its sand and gravel reserves revealed significant deposits of high grade aggregate which has the potential to produce a windfall in the future (STP).

Accommodation

Spacious Grade II Listed farmhouse for complete renovation with listed building consent, adjoining farmhouse store and linhay with planning permission for conversion to holiday accommodation, adaptable range of modern farm buildings, productive arable and pasture land, high grade aggregate reserves. About 73.48 acres.

Tenure: Freehold

Directions

From Junction 27 of M5 take the A38 towards Wellington. At the mini roundabout take the 1st exit again towards Wellington. After approx 0.75 miles take the first left signposted Appledore, then left and left again, and Appledore Barton will be found on the left hand side after Appledore Farm.

Viewing: Strictly by appointment with Savills

Important Notice:

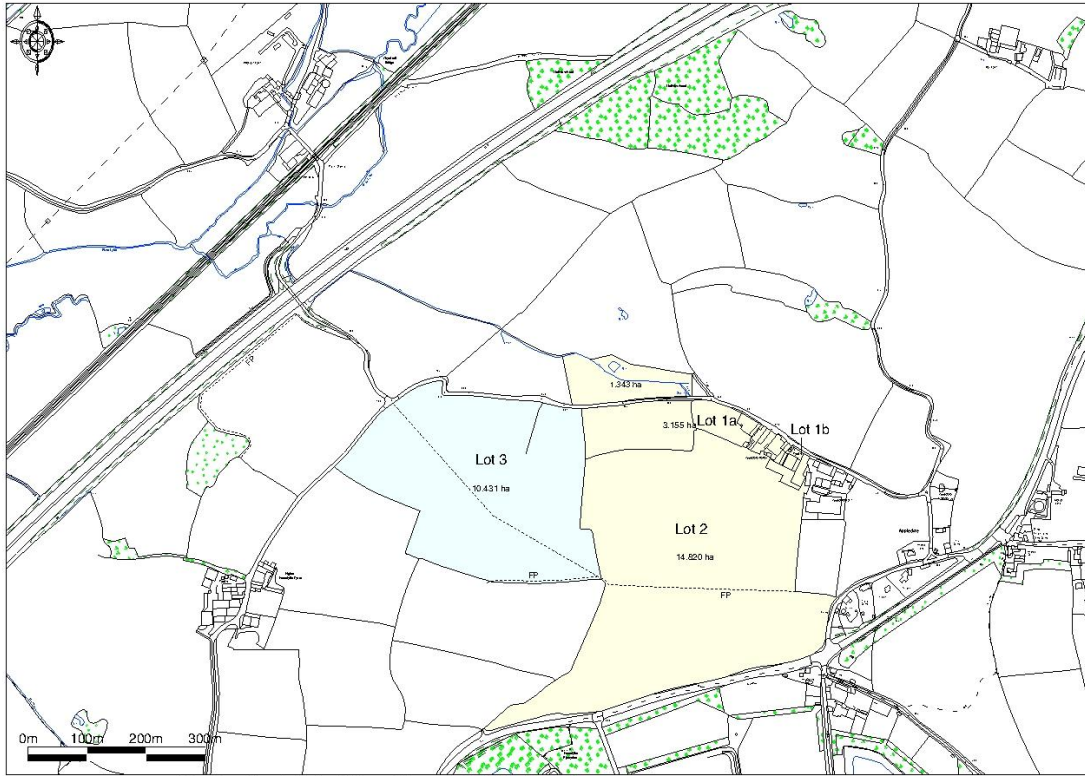
, Devon/Somerset Border

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. Purchasers must satisfy themselves by inspection or otherwise.

For more information please view our legal notice at <http://www.savills.co.uk/legal.html>



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020469. Plotted Scale - 1:19665