

Andrew Lane Ltd

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Regulated by RICS

Land and Buildings adjoining Oakfield, Staddon Road, Holsworthy, Devon EX22 6NH



A range of modern farm buildings with land

Approx 11,700 sq ft of covered area

Approx 13 acres of permanent pasture

Approx 1 acre of wood and scrub

Concrete yards

Access off public road

Opportunities for various uses (stp)

Guide Price: £290,000

**Revised Particulars – Now for sale by best and final
offers closing Thursday 27th August 2026 at 12 noon**

Situation

The property is located approximately 1 mile southeast of the busy market town of Holsworthy which boasts a Waitrose supermarket, plentiful independent shops and service providers, a busy agricultural centre with weekly livestock market, agricultural merchants, millers and feed manufactures, agricultural engineers and vets. The town has a well stocked industrial estate with a host of employment opportunities, a hospital and separate medical centre, leisure centre, places of worship, primary and secondary schools and several sports clubs.

The wider area provides for many leisure activities including golf courses, countryside pursuits, holiday attractions, the stunning North Cornish coast offering Blue Flag beaches and the South West Coast Path and the iconic Dartmoor National Park. The local food and artisan scene is frenetic.

The A30 and A39 are within easy reach giving good connectivity both to the east and west.

The Property

The property fronts on to the public highway with gated access to the farmyard around which lie the farm buildings. The buildings include a steel framed cubicle shed designed for youngstock(100' x 25') with open feeding/loafing yard, a steel portal framed fully enclosed concrete floored former silage silo barn (105' x 45'), a steel portal framed high eave hay barn (45' x 40'), a timber and concrete portal framed hay barn (45' x 21') and a steel portal framed fully enclosed former workshop and machinery store (60' x 30' more recently used as a builders store). The buildings are all surrounded by an interconnecting concreted yard. The farmyard has mains water. Electricity has been disconnected.

The land is accessed through the farmyard with the pasture split into 2 enclosures. One enclosure has mains water the other a natural supply. To the southern boundary there is an area of wood and scrub with a small stream boarder. The property totals approximately 15.5 acres.

The property has many potential uses subject to gaining appropriate planning consents. It would be a useful youngstock unit, a flexible small holding, storage/ commercial units, leisure opportunities, equestrian uses, livery yard and development potentials.

Method of Sale

The property is to be offered for sale by private treaty on a best and final offer basis closing on Thursday 27th August 2026 at 12 noon on the attached proforma.

General Remarks and Stipulations

Tenure

The property is offered for sale freehold with vacant possession given upon completion.

Local Authority

Torridge District Council, Riverbank House, Bideford, Devon

Plans and boundary fences

A plan, which is not to scale is included with these particulars is for identification only. The Seller shall not be called upon to define the ownership of the boundary fences.

It should be noted that there is no physical boundary on the southern side of the farmyard and through the former open slurry pit.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

Mains water is connected (metered). Mains electricity is connected to one building the supply comes from the neighbouring property (since May 2005) without documentation. Perspective purchasers should take advice on this matter.

Viewing

Strictly by appointment accompanied by the selling agent Andrew Lane Ltd 01837 810845. Please note the agent reserves the right to manage viewings on an en bloc basis.

Health and Safety

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making your inspection for your own personal safety, particularly amongst grazing livestock and the heavily overgrown but open slurry store.

Directions

See location plan - What3words:- skid.isolated.solve

PERSPECTIVE PURCHASERS PLEASE NOTE

The property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Important Notice

Andrew Lane Ltd for themselves and for the Vendors whose agent they are, give notice that:-

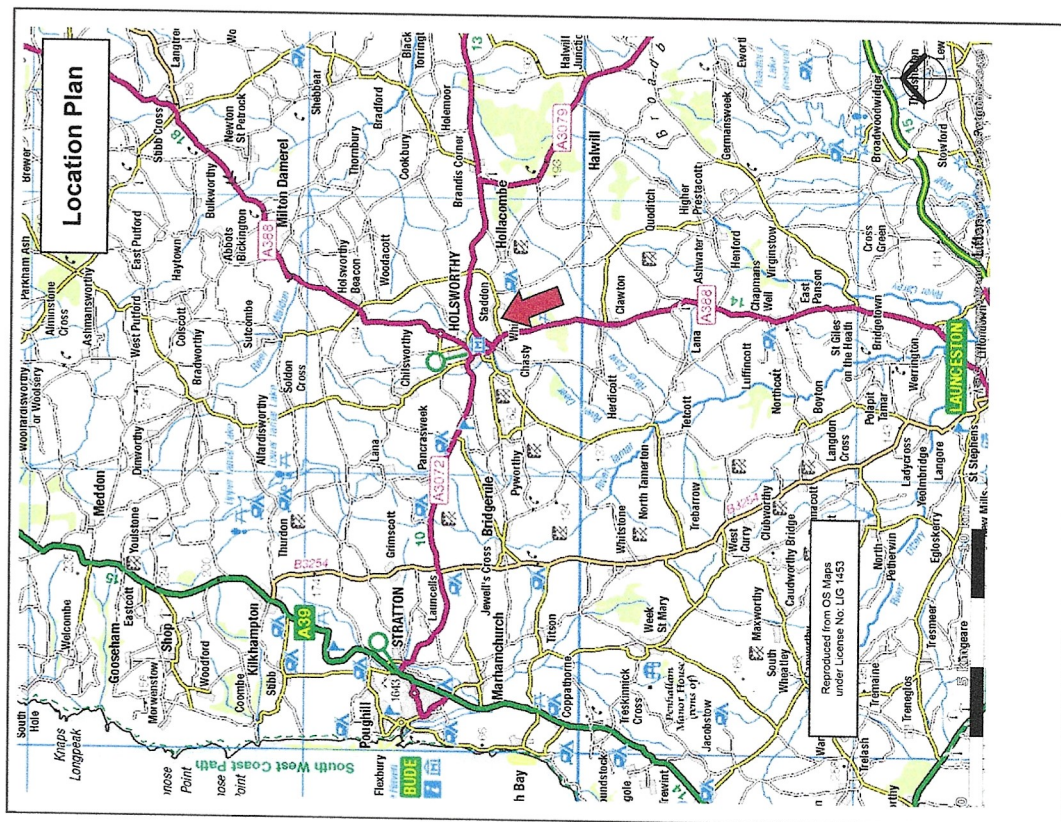
1. The Particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.

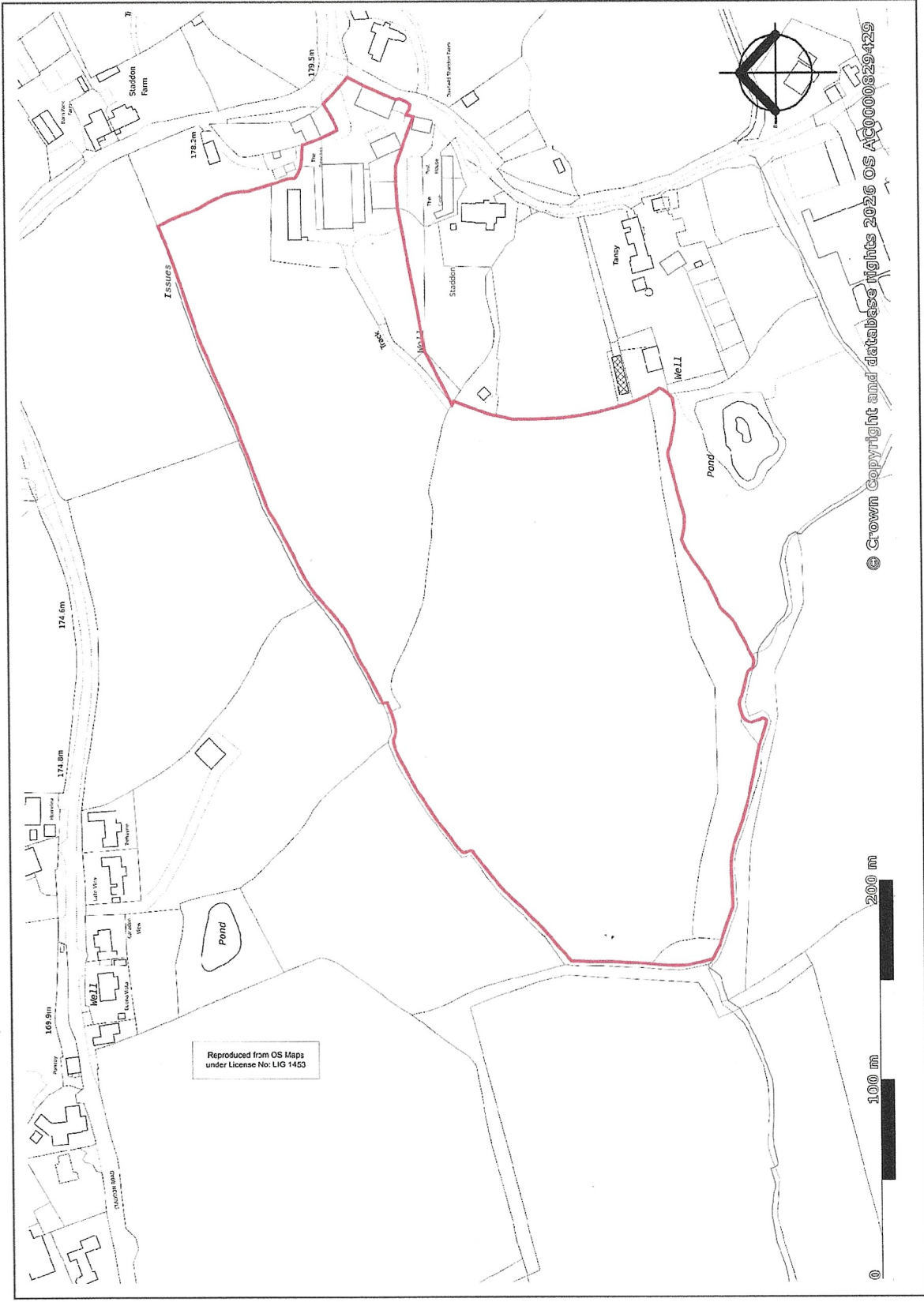
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Andrew Lane Ltd. Has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser (s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate.

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Andrew Lane Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance.





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**BEST AND FINAL OFFER FORM FOR LAND AND BUILDINGS ADJOINING
OAKFIELD, STADDON ROAD, HOLSWORTHY, DEVON – SUBJECT TO CONTRACT**

Name:

Address:

.....

.....

.....

.....

Telephone:

Email:

I/we put forward my/our best and final offer for Land & Buildings adjoining Oakfield Road, Staddon Road Holsworthy as described in the revised sales particulars sales prepared by Andrew Lane Ltd which I/we have seen and read.

£.....

(in words)

My/our offer is subject to the following conditions:

.....

I/we will finance the purchase (please indicate with a X)

Out of held funds

Borrowings

A combination of both above

The sale of property

In the event that my/our offer is accepted I/we agreed to proceed to contract in an expeditious manner.

My/our solicitor is (name).....
(company).....
(contact details).....

I/we accept that the Sellers are not bound to accept any or the highest offer for the property and that the property is being marketed on behalf of a corporate client. That it has been marketed subject to obtaining a Grant of Probate and must remain on the market until contracts are exchanged. I/we accept that the property being part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire.

Signed:

Dated:

This best and final offer form must be deposited at the offices of Andrew Lane Ltd at Wisteria Cottage, Iddesleigh, Winkleigh, Devon EX19 8BG or submitted by email to andrew@andrewlane.biz by 12 noon on Thursday 27th August 2026.

All those who submit and offer will be notified of its success or failure within 10 working days of the submission date.