

Exmoor Farmers Livestock Auctions Ltd.

ROWE LAND NEAR HAWKRIDGE, SOMERSET

FOR SALE – NEW PRICE JUNE 2019

On the kind instructions of Messrs. Westcott

**A BLOCK OF STRATEGIC PASTURE LAND
EXTENDING IN TOTAL TO 9.12 HECTARES (22.55 ACRES)
AVAILABLE AS A WHOLE OR IN UP TO THREE LOTS
FENCED AND WITH THE BENEFIT OF WATER
INCLUDES A TRADITIONAL STONE BARN UNDER A CORRUGATED ROOF**



GUIDE PRICE

LOT 1 = £85,000

LOT 2 = £64,000

LOT 3 = £105,000



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Situation

Rowe Land is situated on the south side of Exmoor on the edge of the National Park in the popular and pretty village of Hawkridge. The land is within walking distance of the well-known destination of Tarr Steps and the land offers spectacular views over the Danes Brook and Barle Valleys. The land is situated close to the busy moorland town of Dulverton which is some five miles to the south with a host of day to day facilities. Good communication links are available to Tiverton being some 20 miles away where the North Devon link road and the M5 can easily be reached. Taunton, linking with the M5, is some 33 miles away also. Bristol and Exeter airports are also within easy reach and intercity trains depart regularly from Taunton.

The Exmoor National Park's 267 square miles of magnificent and protected landscape provides a haven for horse lovers with some of the best riding, hunting, fishing and shooting in the country.

Description

Rowe Land is found on the edge of Hawkridge offering a superb opportunity to purchase 22½ acres approximately of versatile amenity pasture land which is available as a whole or in up to three lots. The land has the benefit of being fenced and has road access with a supply of water to all parcels. The land has been activated for the Basic Payment Scheme this year. The land is lotted with the option of:-

LOT - 1 BARN & LAND Extending to 1.65 Acres

GUIDE PRICE £85,000

Edged red and cross hatched green on the included plan.

This lot includes a traditional stone barn sited in the south east corner of the Lot adjacent to the road and St. Giles Church. The barn is of traditional construction under a tin roof and is set in a private courtyard surrounded by an earth and stone bank topped with a beech hedge.

The land comprises one parcel with the external boundary fenced and good access from the main road. The land is gently undulating.



LOT 2 - 8.20 ACRES OF AMENITY PASTURELAND

GUIDE PRICE £64,000

Outlined in blue and cross hatched in purple on the included plan

Extending in total to 3.32 hectares (8.20 acres) and divided into four land parcels.

The field schedule for this Lot is:

SS8630 1769 is 0.36 hectares

SS8630 2274 is 0.64 hectares

SS8630 3369 is 1.26 hectares

SS8630 2763 is 1.06 hectares

TOTAL of 3.32 hectares (8.2 acres)

This lot is split into four parcels with the land gently undulating and the benefit of natural water. The land is also well fenced and also has the benefit of road access.



LOT 3 - 12.7 ACRES OF AMENITY PASTURELAND

GUIDE PRICE £105,000

Extending to 5.14 hectares (12.7 acres) outlined in green and cross hatched in purple on the included plan.

Field schedule

SS8630 1160 is 0.60 hectares

SS8630 1652 is 1.10 hectares

SS8630 2654 is 1.66 hectares

SS8630 4449 is 1.78 hectares

TOTAL 5.14 hectares (12.7 acres)



Basic Payment Scheme Entitlements

These will be transferred to the successful purchaser should they require the entitlements.

Environmental Stewardship

There is currently no scheme on the land.

Tenure and Possession

The tenure of the property is freehold and will be sold subject to a Grazing Licence until 29 September.

Local Authority Details

Exmoor National Park. Tel: 01398 323665

Somerset West & Taunton Council. Tel: 0300 304 8000

Sporting and Hunting Rights

Shooting rights are in hand and the hunting rights are in hand.



Easements, Wayleaves and Rights of Way

The land is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Plans, Areas and Schedules

The plans are for identification purposes only and the areas given are approximate.

Boundaries

Any purchaser shall be deemed to have all knowledge of any boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars of plans or the interpretations of them, then questions shall be referred to the Vendors' agents whose decision acting as experts shall be final.

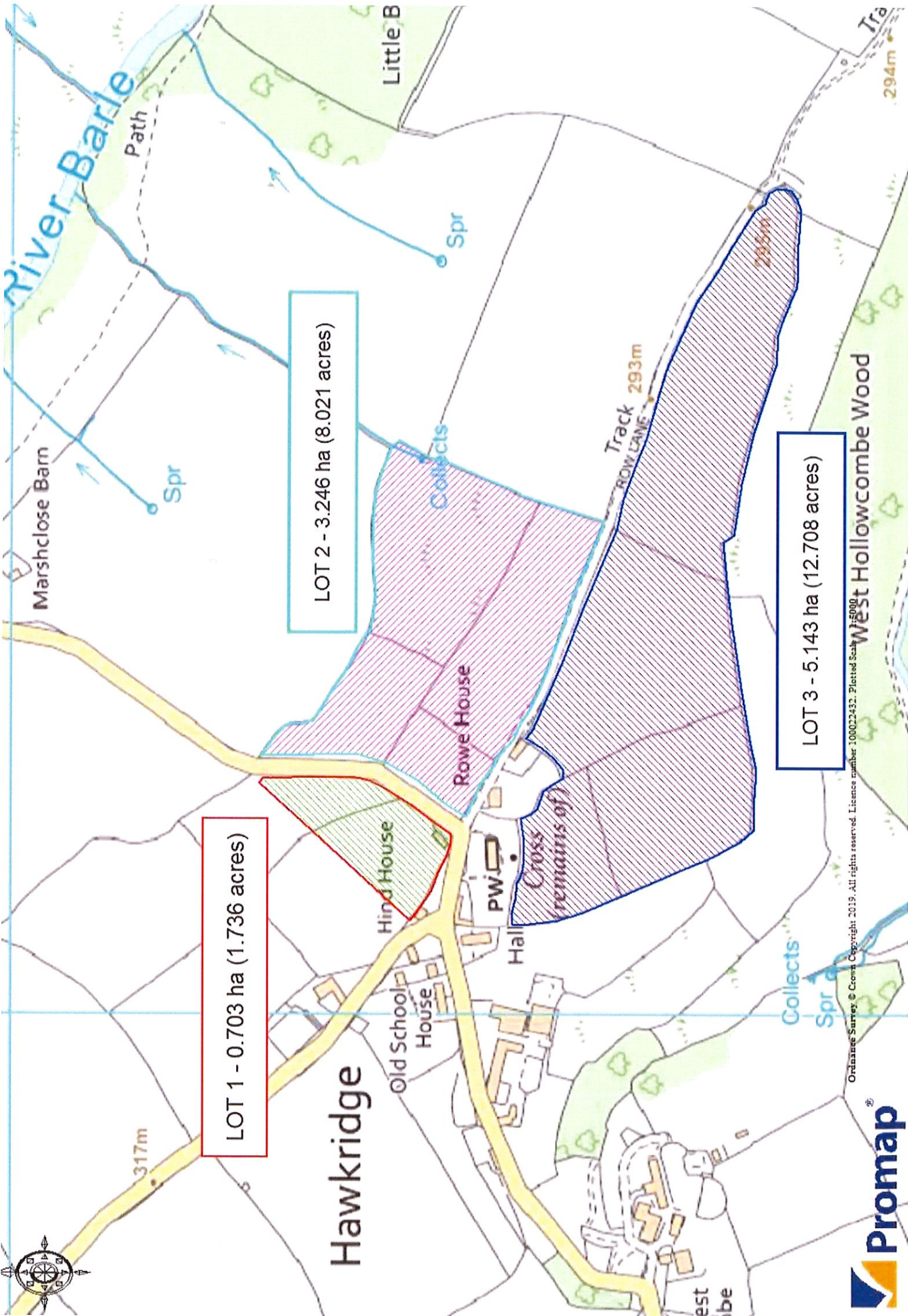


Directions

From Dulverton take the B3222 heading south and on exiting over the bridge in Dulverton, after approximately a quarter of a mile, turn right onto Andrews Hill. At the top of Andrews Hill turn right signed for Hawkridge. Follow this road until you reach a five cross way where turn right again signed Hawkridge, this will then lead you to Colland Cross where Hawkridge is again signed one mile. Turn right and this will then lead you directly to Hawkridge village. On entering the village bear right onto Broad Lane and the land is found on both sides of the road.

IMPORTANT NOTICE

Exmoor Farmers Livestock Auctions Ltd. for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Exmoor Farmers or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Exmoor Farmers or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.



LOT 1 - 0.703 ha (1.736 acres)

LOT 2 - 3.246 ha (8.021 acres)

LOT 3 - 5.143 ha (12.708 acres)

Hawkridge

Hind House

Old School House

Rowe House

Hall

PW

Cross (remains of)

Collects

Track ROW LANE 293m

Collects

Spr

Ordinance Survey © Crown Copyright 2019. All rights reserved. Licence number 100022432. Plotted Scale 1:5000

West Hollowcombe Wood

