

# Exmoor Farmers Livestock Auctions Ltd.

**47.7 acres approximately of**  
**AGRICULTURAL LAND AT BROWN LANE, HUISH**  
**CHAMPFLOWER, TAUNTON, SOMERSET TA4 2EL**

**FOR SALE – BY PRIVATE TREATY AS A WHOLE**  
**GUIDE PRICE £250,000**

**A MOST ATTRACTIVE BLOCK OF 47.7 ACRES SITUATED TO THE WEST**  
**SIDE OF BROWN LANE WITH EXCELLENT ROAD ACCESS.**



**TEL: 01643 841841**  
**Exmoor Livestock Auctions Ltd.**  
**Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT**  
**[www.exmoorfarmers.co.uk](http://www.exmoorfarmers.co.uk)**



## Description

A most attractive block of 47.7 acres situated the west side of Brown Lane with excellent road access. The sale affords prospective purchasers an excellent opportunity for a ring fence block of predominately permanent pasture in convenient sized enclosures. The land is mainly south and south west facing, sheltered fields with natural water supply. Within field number 2649, there are stone remains of an old barn.

## Field Schedule

Field Number	Description	Area (Ha)
ST0232 4550	Permanent Pasture	1.63
ST0232 4464	Permanent Pasture	2.15
ST0232 2763	Permanent Pasture	2.58
ST0232 2649	Rough/Scrub	1.18
ST0232 3649	Permanent Pasture	1.45
ST0232 4637	Permanent Pasture	1.44
ST0232 3377	Permanent Pasture	1.84
ST0232 4578	Permanent Pasture	1.80
ST0232 3337	Rough/Scrub	0.93
ST0232 4199	Permanent Pasture	1.32
ST0232 5396	Permanent Pasture	1.51
ST0232 3892	Permanent Pasture	1.48
<b>Total</b>		<b>19.31 Ha</b> <b>47.70 Acres Approximately</b>

## Basic Payment Scheme

The land has been registered for Basic Payment scheme and claimed each year. The entitlements will be included in the sale of the property and will be transferred to a successful purchaser in readiness for the 2020 claim year in accordance with the Rural Payments Agency rules.

## Directions

From the north: Proceed along the B3224 in a westerly direction from the Raleghs Cross Inn towards Brendon Hill Chapel, turning left into Brown Lane approximately 100 meters before the chapel. Proceed southwards on Brown Lane and the land will be found on the right hand side adjacent to the fork in the lane formed by Syndercombe Lane and Brown Lane.

If approaching from the south: Leaving the village of Huish Champflower towards Upton and pass through Winters Cross and bear right at Flint Cross into the southerly part of Brown Lane and proceed for approximately one mile and the land will be found on the left hand side.



### **Tenure Possession**

The property is freehold with the benefit of vacant possession, subject to any rights of holdover which may be required, dependent on the day of completion.

### **Easements, Wayleaves and Rights of Way**

The property 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.



### **Sporting Rights**

Hunting and shooting rights are believed to be in hand.

### **Viewings**

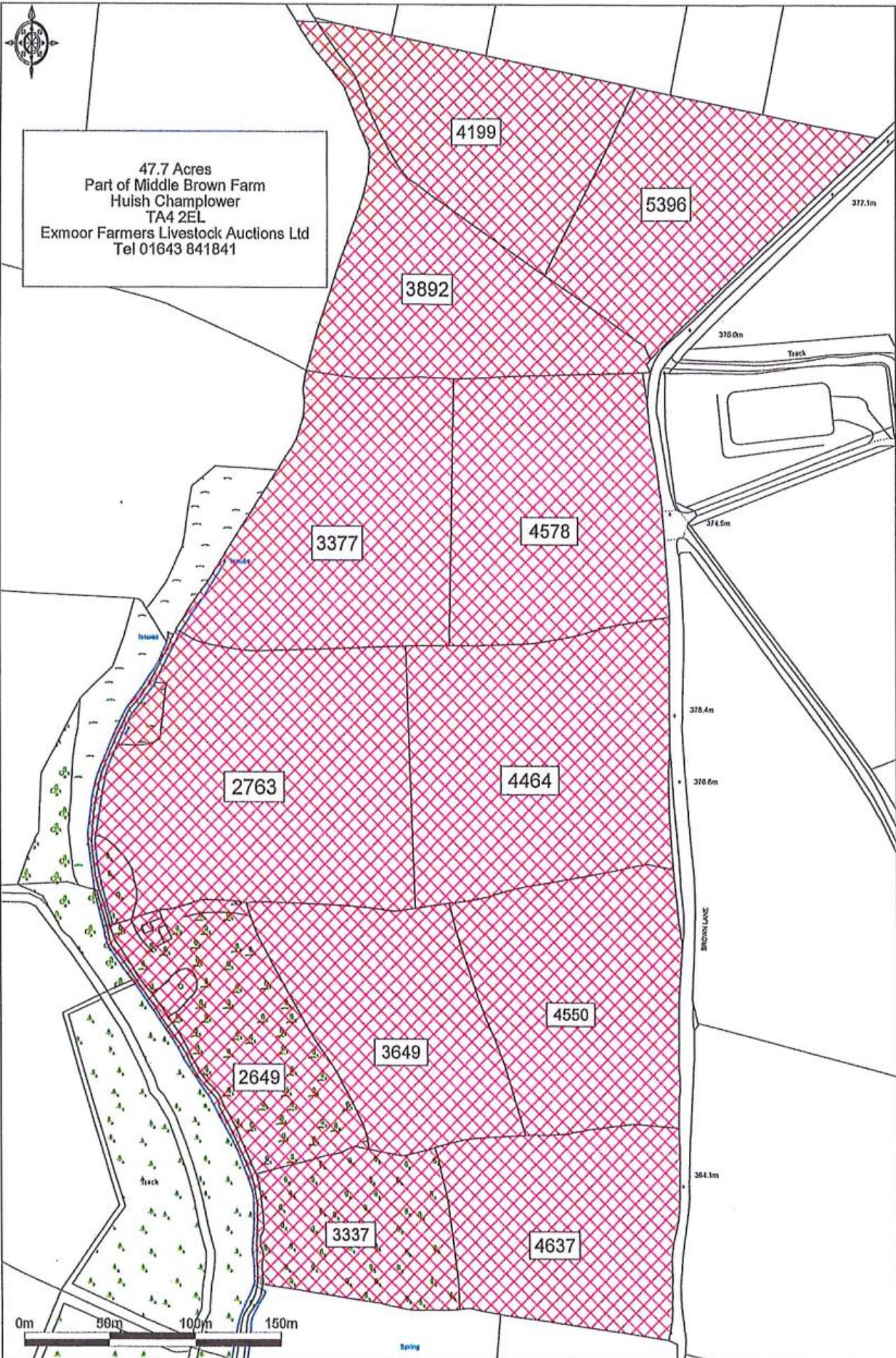
Strictly by appointment only with Exmoor Farmers Livestock Auctions Ltd.

#### **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.



47.7 Acres  
Part of Middle Brown Farm  
Huish Champflower  
TA4 2EL  
Exmoor Farmers Livestock Auctions Ltd  
Tel 01643 841841



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