

Exmoor Farmers Livestock Auctions Ltd

19.4554 Acres of Agricultural Pasture Land on the Outskirts of Huish Champflower, Nr Wiveliscombe.

Land comprising four roadside parcels of land with the addition of an 80' x 60' timber frame shed under a box profile sheet roof, with an earth floor, comprising concrete block and dung board walls and Yorkshire boarding side panels. The building, constructed in 2017, has the benefit of water. The land in total offers a grazing area of 19.2710 acres (7.7989 Ha), split into four well-proportioned parcels, all of which have been claimed for the Basic Payment Scheme and the entitlements will be transferred to the successful purchaser ahead of the BPS claim year.



GUIDE PRICE £180,000



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Easements, Wayleaves and Rights of Way

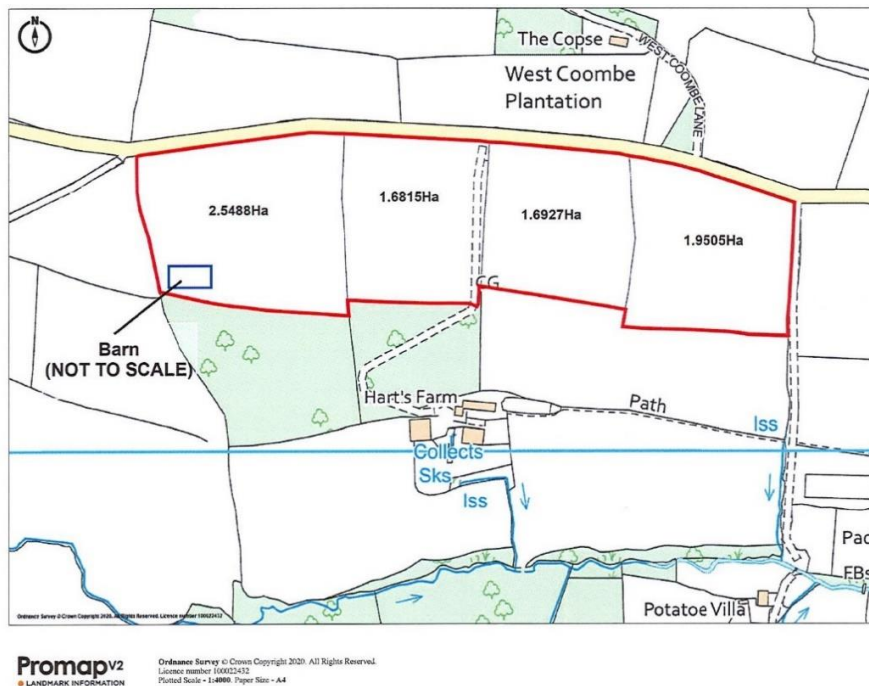
The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these are specifically referred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

Plans, Areas and Schedules

The Plans are for identification purposes only and are not drawn to scale.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining the boundary or the ownership thereof. Should any disputes arise on the boundaries at any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors' agents, whose decision acting as experts shall be final.



Directions

At the traffic lights in the centre of Wiveliscombe proceed up the hill towards and bear left into The Square. Take the first turning right towards Langley Marsh. Pass through Langley Marsh and continue until reaching Huish Champflower. In the centre of Huish Champflower turn left (sign- posted Upton/Brendon Hill). Continue along this road for approximately one mile and the land will be found on the left.



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.