

# Exmoor Farmers Livestock Auctions Ltd

**Under the Instructions of Messrs P & E Matthews**

**FOR SALE BY PRIVATE TREATY**

**86.2 ACRES OF PASTURE LAND, BEING PART  
WOOLCOMBE FARM, SANDYWAY, SOUTH MOLTON**



**GUIDE PRICE £350,000**



**Tel: 01643 841841**

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



## **DESCRIPTION**

A healthy and accessible block of pasture land, being situated to the south west side of Woolcombe Farm. Excellent road access on the eastern boundary, with the land extending to the adjoining Sherdon Water. The block of land is predominantly permanent pasture, with an area of land cultivated for game/fodder crop at the current time.

The land has the benefit of natural water supply, with field enclosures laid out in an easily managed manner. In addition to direct access from the council road, there is also access via the adjoining hard track (bridleway) with a turning/parking area situated at the north point of the land.

## **BASIC PAYMENT SCHEME**

The land is registered on the Rural Land Registry and has been claimed each year for Basic Payment Scheme. The entitlements will be transferred to the purchaser in readiness for the next available claim period.

## **ENVIRONMENTAL STEWARDSHIP**

The land is currently in an Higher Level/Uplands Entry Level Stewardship Scheme. This scheme continues until 30<sup>th</sup> April 2024. Subject to Natural England approval, the agreement over the land with Natural England will be transferred to the successful purchaser. The Uplands Entry Level element produces an income of £2108 per annum, and the Higher Level Stewardship element produces an additional income of £872 per annum. For further details on the prescriptions of the agreement please contact the agent.

## **POSSESSION**

The land is available with vacant possession upon completion, subject to a licence over the game plot area until the end of the 2020/21 season.

## **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 & Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these may be specifically referred to or not.

The shooting rights are in hand. The hunting rights will be transferred to the Badgworthy Land Company.

## **PLANS, AREAS AND SCHEDULES**

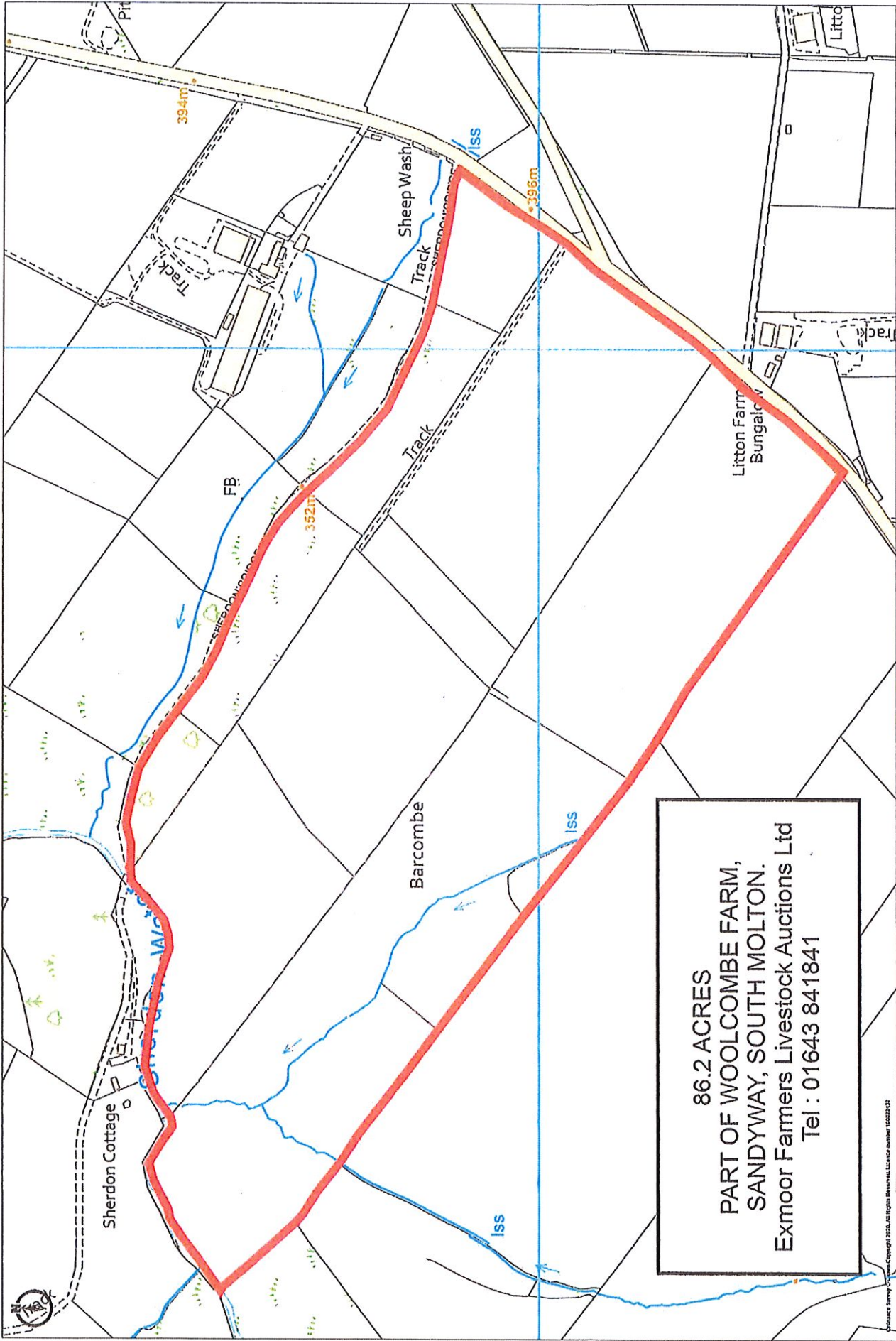
The plans are for identification purposes only.

## **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 boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans, or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as expert shall be final.

## **IMPORTANT NOTICE**

- 1 These particulars are prepared for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
- 2 All statements, whether written or verbal and whether contained in these particulars or otherwise made in relation to the property or its value, are made without responsibility on the part of Exmoor Farmers or their clients and no warranty or representation whatsoever is given in relation to such matters. Exmoor Farmers nor any of its employees has any authority to make or give any representation whatsoever in relation to the property.
- 3 Any areas, measurements or distances given are approximate only.



86.2 ACRES  
 PART OF WOOLCOMBE FARM,  
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