

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

**40.25 ACRES OF PASTURE LAND AT YARDWELLS CROSS,
NORTH MOLTON, SOUTH MOLTON, DEVON EX36 3HA**



**Guide Price:
in excess of £275,000.00**



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DESCRIPTION

A most attractive block of 40.25 acres approximately of permanent pasture land, being south facing with excellent road access. Land is divided in to two enclosures with approximately 15.5 acres at the East side adjoining Yardwells Cross and the balance of 24.75 acres to the west, there is separate gated access from the Council road to the north side in to each enclosure.

The land has the benefit of plentiful natural water supply.

BASIC PAYMENT SCHEME

The land has been registered each year for the Basic Payment Scheme and the Entitlements will be available to be transferred to the Purchaser in readiness for the next application period, subject to RPA rules and regulations.

ENVIRONMENTAL SCHEMES

Currently the land is not within any Environmental Scheme and would therefore be available to perspective purchasers for application in the next available window being Spring 2022.

VIEWING

The Agents would be grateful if any prospective purchasers could contact them before viewing the land, so that the owners can be notified.

POSSESSION

The land is available with vacant possession upon completion. There are Grazing Licences in place for the 2021 grazing season which ends on 25th December 2021.

EASEMENTS, WAYLEAVES & 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 & SCHEDULES

The plans are for identification purposes only.

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.

