

Exmoor Farmers Livestock Auctions Ltd.

Under the instructions of Mr R Marks

BY PUBLIC AUCTION
AT THE CAREW ARMS, CROWCOMBE
on 18th DECEMBER 2018 at 3pm

**15.853 ACRES, AVAILABLE IN TWO LOTS
OF
AGRICULTURAL AND AMENITY PASTURE LAND
ADJACENT TO THE A358 OFF FLAXPOOL HILL,
NR CROWCOMBE, SOMERSET**



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Exmoor Farmers Livestock Auctions Ltd.

Cutcombe Market, Wheddon Cross, Minehead. TA24 7DT
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Description

A versatile, healthy and productive block of pasture land comprising a total of 15.853 acres, being offered in two parcels with excellent road access and mains water supply. The land is all level with boundary hedges.

Basic Payment Scheme

The land has been registered for the Basic Payment Scheme. However, there will be no entitlements sold with the land.

Method of Sale

The property will be sold at auction at the Carew Arms, Crowcombe, on 18th December 2018 at 3 pm.

Possession

The land is available with vacant possession upon the fall of the hammer and completion of the sale.

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. A restrictive covenant will be imposed that no caravans are to be parked on the site at any time, mobile or static, and that the fields may never be used as a campsite of any description. The hunting rights over the property will be excluded from the sale and retained by the owner, but may be available separately following the sale.

Lot 1 is subject to a development uplift clause being 25% and lasting 20 years.

Plans, Areas, Schedules and Boundaries

The plans are for identification purposes only. Any purchaser shall be deemed to have full knowledge of all 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 or plans, or the interpretation of them, the question shall be referred to the vendor's agent, whose decision acting as experts shall be final.

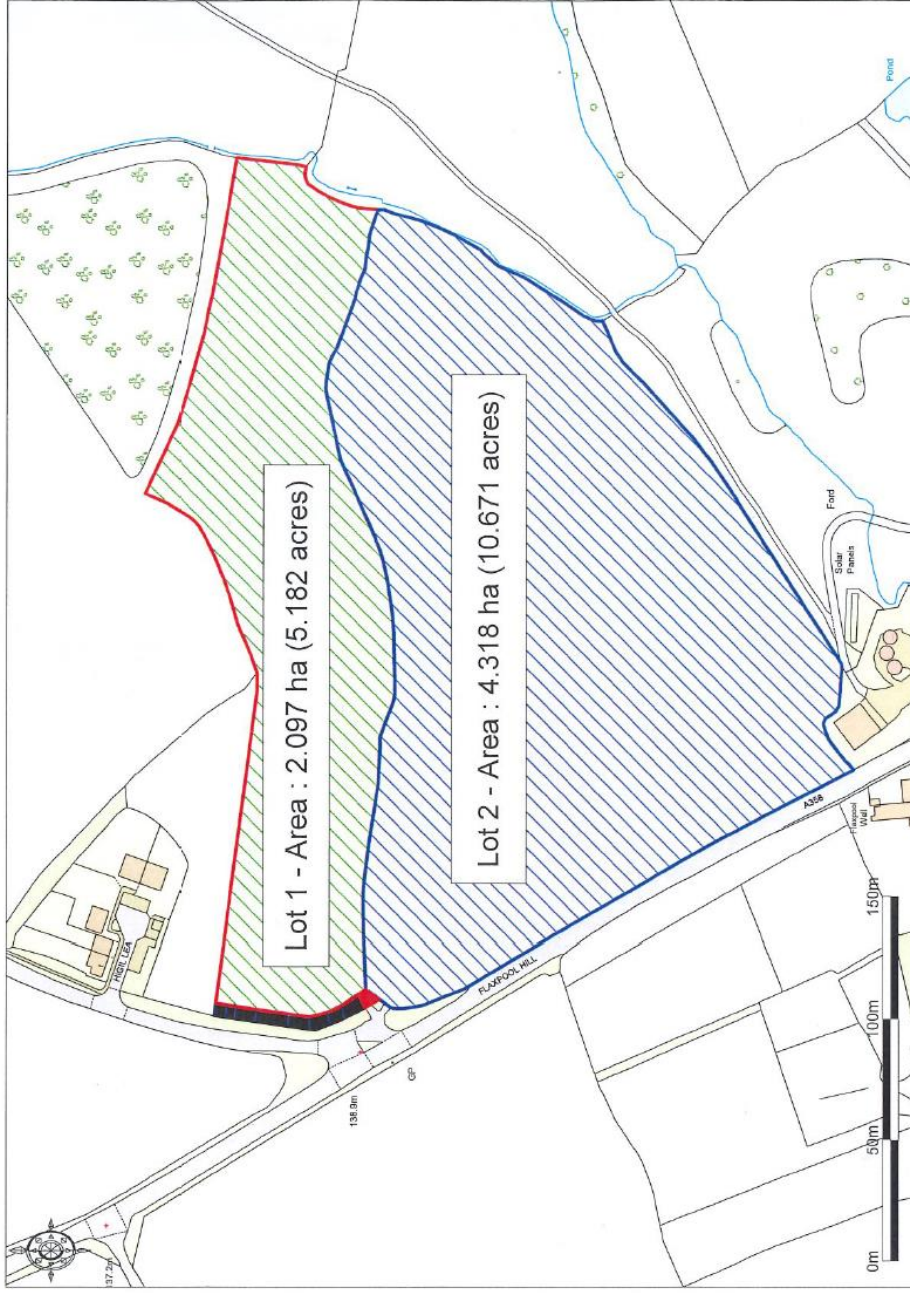
Important Notice

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 give are approximate only.

Money Laundering Regulations

Prior to the sale all prospective purchasers will be required to produce photographic identification and a utility bill for your current address in accordance with the Money Laundering Regulations. Without identification, a sale cannot proceed.

Land at Crowcombe



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