

# Exmoor Farmers Livestock Auctions Ltd.

Under the instructions of Messrs Quick & Sons

**BY PRIVATE TREATY**

**70.89 ACRES OF AGRICULTURAL LAND  
AT  
OLDREY, WINSFORD, MINEHEAD, SOMERSET**



**TEL: 01643 841841**

**Exmoor Farmers Livestock Auctions Ltd.**

Cutcombe Market, Wheddon Cross, Minehead. TA24 7DT  
e-mail: [exmoorfarmers@btconnect.com](mailto:exmoorfarmers@btconnect.com) [www.exmoorfarmers.co.uk](http://www.exmoorfarmers.co.uk)



**Description**

A healthy and productive block of pastureland comprising 70.89 acres in total. The land is split into convenient sized parcels and offers opportunities for agricultural, sporting and amenity use. The land has road access at the west side and has lane access from the east. Natural water supply.

**Basic Payment Scheme**

The land has been registered for the Basic Payment Scheme and the entitlements will be transferred to the purchaser in readiness for the 2019 claim year. The land is not under any Environmental Stewardship scheme at the present time.

**Method of Sale**

The land is available by private treaty.

**Possession**

The land is available with vacant possession upon 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. The hunting rights over the property have been transferred to the Badgworthy Land Company.

**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 given are approximate only.

**Money Laundering Regulations**

If you are the successful purchaser of this property you will be required to produce photographic identification and a utility for your current address in accordance with the Money Laundering Regulations. Without identification, a sale cannot proceed.