

Exmoor Farmers Livestock Auctions Ltd.

ROWE LAND NEAR HAWKRIDGE, SOMERSET

On the kind instructions of Messrs. Westcott

**A BLOCK OF STRATEGIC PASTURE LAND
EXTENDING IN TOTAL TO 10.29 HECTARES (25.42 ACRES)**

AVAILABLE AS A WHOLE OR IN UP TO THREE LOTS

FENCED AND WITH THE BENEFIT OF WATER

INCLUDES A TRADITIONAL STONE BARN UNDER A CORRUGATED ROOF



GUIDE PRICE £365,000



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Situation

Rowe Land is situated on the south side of Exmoor on the edge of the National Park in the popular and pretty village of Hawkridge. The land is within walking distance of the well known destination of Tarr Steps and the land offers spectacular views over the Danes Brook and Barle Valleys. The land is situated close to the busy moorland town of Dulverton which is some five miles to the south with a host of day to day facilities. Good communication links are available to Tiverton being some 20 miles away where the North Devon link road and the M5 can easily be reached. Taunton, linking with the M5, is some 33 miles away also. Bristol and Exeter airports are also within easy reach and intercity trains depart regularly from Taunton.

The Exmoor National Park's 267 square miles of magnificent and protected landscape provides a haven for horse lovers with some of the best riding, hunting, fishing and shooting in the country.

Description

Rowe Land is found on the edge of Hawkridge offering a superb opportunity to purchase 25.5 acres approximately of versatile amenity pasture land which is available as a whole or in up to three lots. The land has the benefit of being fenced and has road access with a supply of water to all parcels. The land has been activated for the Basic Payment Scheme in 2016 and has also been used to claim the Uplands Entry Level Scheme until this year. The land is lotted with the option of:

LOT 1 4.52 ACRES PLUS BARN

GUIDE PRICE £ 150,000

Edged red and cross hatched green on the included plan.

Field no SS86301481 is 0.7 hectares
Field no SS86300975 is 1.13 hectares TOTAL of 1.83 hectares (4.52 acres)

This lot includes a traditional stone barn sited in the south east corner of the Lot adjacent to the road and St. Giles Church. The barn is of traditional construction under a tin roof and is set in a private courtyard surrounded by beech and stonework hedges.

The land comprises two parcels with the external boundary fenced and good access from the main road. The land is gently undulating across both parcels.



LOT 2 8.20 ACRES OF AMENITY PASTURELAND

GUIDE PRICE £85,000

Outlined in blue and cross hatched in purple on the included plan

Extending in total to 3.32 hectares (8.20 acres) and divided into four land parcels. The field schedule for this Lot is:

SS8630 1769 is 0.36 hectares

SS8630 2274 is 0.64 hectares

SS8630 3369 is 1.26 hectares

SS8630 2763 is 1.06 hectares

TOTAL of 3.32 hectares (8.2 acres)

This lot is split into four parcels with the land gently undulating and the benefit of natural water. The land is also well fenced and also has the benefit of road access.



LOT 3 12.7 ACRES OF AMENITY PASTURELAND

GUIDE PRICE £130,000

Extending to 5.14 hectares (12.7 acres) outlined in green and cross hatched in purple on the included plan.

Field schedule

SS8630 1160 is 0.60 hectares

SS8630 1652 is 1.10 hectares

SS8630 2654 is 1.66 hectares

SS8630 4449 is 1.78 hectares

TOTAL 5.14 hectares (12.7 acres)

Basic Payment Scheme Entitlements

These will be transferred to the successful purchaser should they require the entitlements.



Environmental Stewardship

The land has previously been entered into an Upland Entry Level Stewardship Scheme. This has been concluded in August 2015 and no Mid Tier or other application has been made for Environmental Stewardship.

Tenure and Possession.

The tenure of the property is freehold and will be sold subject to a Grazing Licence until 29 September.

Local Authority Details.

Exmoor National Park Tel: 01398 323665
West Somerset District Council Tel: 01643 703704



Sporting and Hunting Rights

Shooting rights are in hand and the hunting rights are in hand.

Easements, wayleaves and rights of way

The land 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 the areas given are approximate.



Boundaries

Any purchaser shall be deemed to have all knowledge of any 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 of plans or the interpretations of them, then questions shall be referred to the Vendors' agents whose decision acting as experts shall be final.

Importance Notice

1. The particulars are prepared for guidance only, they are prepared and issued in good faith and are intended to give a good summary of the land.
2. All statements, whether written or verbal and whether contained in these particulars or otherwise made in relation to the land or its value, are made without responsibility 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 any representation in relation to the land.
3. Any areas, measurements or distances given are approximate only.
4. Guidance should not be relied upon.

Directions

From Dulverton take the B322 heading south and on exiting over the bridge in Dulverton, after approximately a quarter of a mile, turn right onto Andrews Hill. At the top of Andrews Hill turn right signed for Hawkrige. Follow this road until you reach a five cross way where turn right again signed Hawkrige, this will then lead you to Colland Cross where Hawkrige is again signed one mile. Turn right and this will then lead you directly to Hawkrige village. On entering the village bear right onto Broad Lane and the land is found on both sides of the road.

