Exmoor Farmers Livestock Auctions Ltd

Land for Sale

Lowtrow Cross, Upton, Taunton, Somerset TA4 2DF

36.7 acres with Farm Building

Key Features:

- **36.7 acres of permanent pasture**
- **Excellent road access**
- **Some amenity land**
- **Versatile farm building**

Guide Price: In excess of £375,000

Situation

The land adjoins the B3190 at the north end, adjacent to the Lowtrow Cross and also adjoins minor council road along the entire length of its eastern boundary. The land lies approximately one mile outside of the National Park boundary which lies to the west and also approximately one mile from the village of Upton.

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT
Tel: 01643 841841 Email: exmoorfarmers@exmoorfarmers.co.uk
www.exmoorfarmers.co.uk

The Land

The 36.7 acre block of predominantly permanent pasture, is situated with excellent road access and conveniently sized enclosures. The land also has the benefit of a modern farm building being a three bay steel portal frame building with concrete panels to either side, cladding above and to the roof, hard core floor (13.4m x 10.4m approximately). A useful building for storage, livestock and other uses subject to necessary consents.

Directions

From Lowtrow Cross, proceed on the minor council road in a southerly direction and the land will be found immediately to your right-hand side.

What Three Words reference: concerned.indulges.codes.

Rights of Way, Easements, Wayleaves etc.

The property is offered and as far as required by the vendors, will be conveyed subject to all the rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

Sporting Rights

Shooting rights are not available with the property. All sporting and hunting rights have been retained by a previous owner of the property. There is no right of access for these rights to be used by any third party in the future.

Method of Sale & Occupation

The land is for sale by private treaty. The land is currently let on a grazing licence until the 31st December 2026.

Environmental Schemes

The land is currently in a Mid-Tier Countryside Stewardship agreement that runs until 31.12.2027. The options include herbal ley (GS4) and low input pasture (GS5). This can be transferred if the purchaser wishes.

Local Authorities

Somerset Council.
County Hall, The Crescent, Taunton, Somerset TA1 4DY. Tel: 0300 123 2224.

Viewings

Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd 01643 841841 or exmoorfarmers@exmoorfarmers.co.uk.

Plans & Schedules

The plans are for identification purposes only.

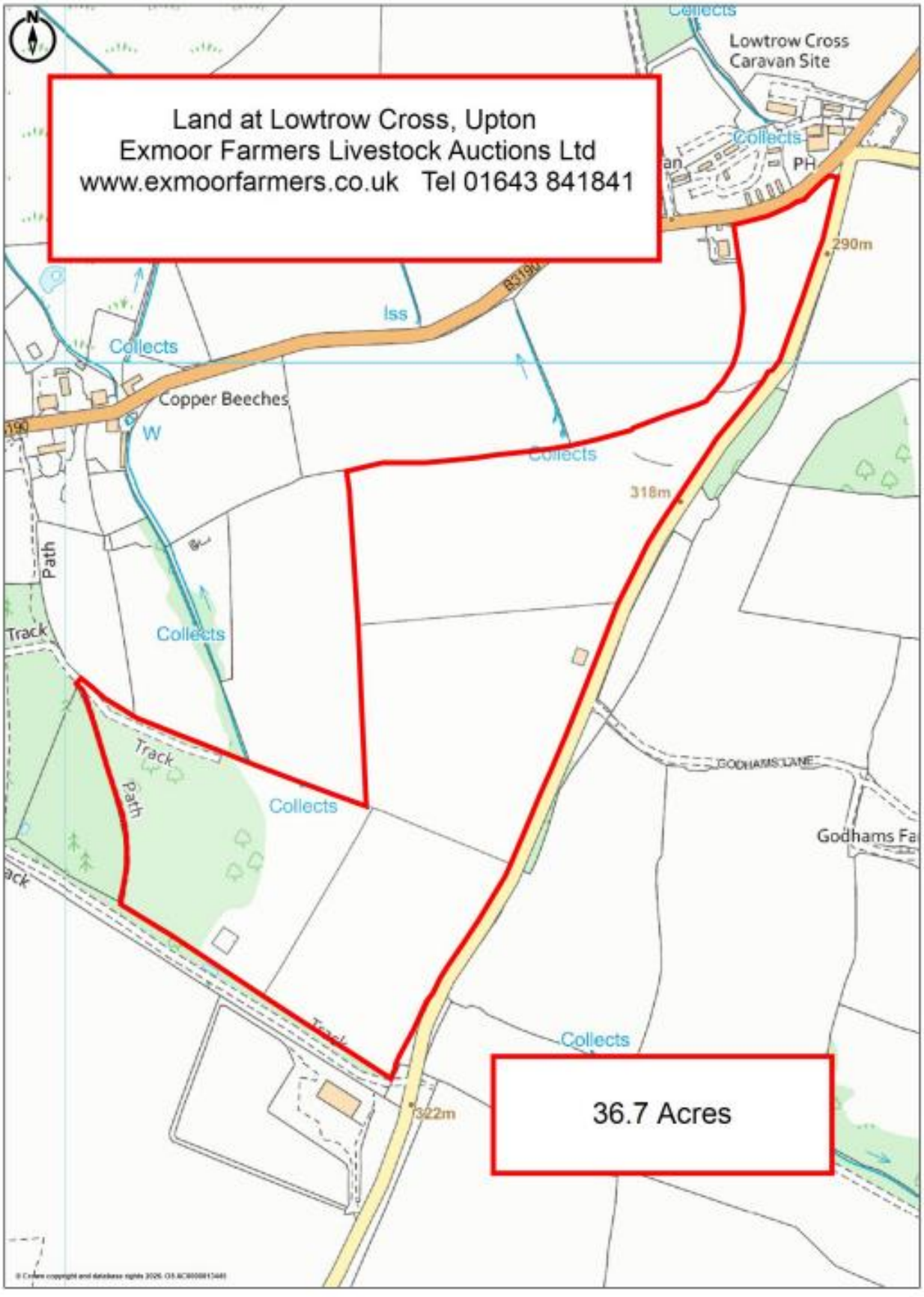
IMPORTANT NOTICE

Exmoor Farmers Livestock Auctions Ltd. for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Exmoor Farmers or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Exmoor Farmers or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

EXMOOR FARMERS
CHARTERED SURVEYORS

Lowtrow Cross, Upton, Taunton, Somerset TA4 2DF

36.7 acres with Farm Building



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