Exmoor Farmers Livestock Auctions Ltd

Daws Woodland

Brompton Regis, Dulverton, Somerset TA22 9LH

For Sale by Private Treaty: 13.4 acres

Taunton 24 miles – Tiverton 16 miles – Minehead 15 miles – Dulverton 3 miles
M5 J27 25 miles

Attractive woodland of approximately 13.4 acres of deciduous woodland, situated in a unique rural position within the highly sought after Exmoor National Park, offering sporting, recreational and environmental potential.

Guide Price: £60,000

Exmoor Farmers Livestock Auctions Ltd
Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT
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Situation
Daws woodland lies within the picturesque surroundings of Exmoor National Park, a short distance to the north of Dulverton and to the west of the village of Brompton Regis.

The woodland has a boundary to the main A396 road on the south west side, with access available.

Despite its tranquil location, the property remains accessible, with convenient links to the surrounding Exmoor villages and towns including Winsford and Exford.

The wider area is renowned for its outstanding natural beauty and provides a wealth of recreational and sporting opportunities, including those available at nearby Wimbleball Lake, together with access to the picturesque North Devon and Somerset coastline.

Description
Extending to approximately 13.4 acres, Daws Woodlad comprises predominantly deciduous woodland, with beech forming the majority of the tree cover.

The woodland has been utilised as part of a successful small pheasant shoot and offers ongoing potential for sporting use. The woodland may also present future opportunities for natural capital initiatives, including carbon capture and participation in carbon credit schemes, subject to any necessary consents.

What 3 Words: passions.incorrect.riots

Method of Sale
Private treaty.

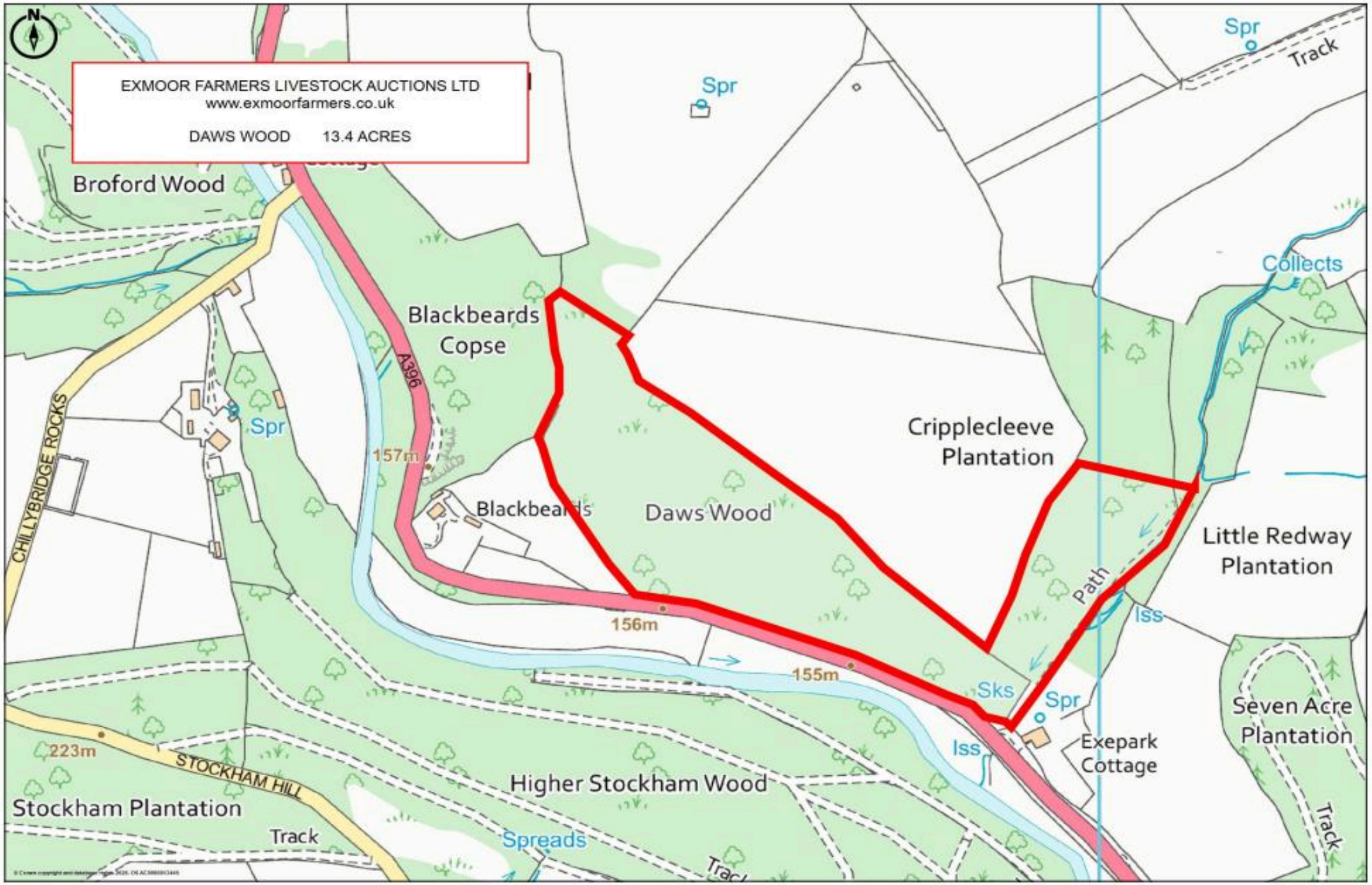
Rights of Way, Easements, Wayleaves etc.
It is not known that there are any public rights of way crossing the property. The property is offered and as far as required by the vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

Sporting Rights
Shooting rights are in hand.

Local Authorities
Emoor National Park, Exmoor House, Dulverton, Somerset
Telephone: 01398 323665

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

EXMOOR FARMERS CHARTERED SURVEYORS



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