



## **Wester Emmetts, Simonsbath, Minehead, Somerset, TA24 7LD**

**Price guide £1,000,000**

A RARE OPPORTUNITY TO PURCHASE 277 ACRES OF UPLAND GRAZING SET IN THE HEART OF THE EXMOOR NATIONAL PARK, EASILY ACCESSIBLE FROM SIMONSBATH, BRAYFORD AND NORTH MOLTON. THERE IS DIRECT ROAD ACCESS ALONG THE SOUTHERN BOUNDARY, A PICKING PEN RUNNING INTO A BLOCK OF APPROXIMATELY 40 ACRES OF PERMANENT PASTURE THE BALANCE OF THE LAND BEING MOORLAND OR ROUGH GRAZING



#### THE LAND

This is a large block of Exmoor hill Land set at an altitude of around 1,450 ft above seal level comprising around 40 Acres of pasture land with a livestock handling pen, the balance of the land being rough grazing which is bounded by banks and runs down to the River Barle. The property has a high landscape value and has the benefit of direct road access from the adjacent council road which runs along the Southern Boundary

#### LOCAL AUTHORITY

Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL. Tel: 01398 323665

#### DIRECTIONS

From Simonsbath travel back towards South Molton and the entrance to the land lies immediately opposite the cattle grid giving access to Emmetts Grange.

#### HLS Scheme

The current HLS scheme provides an income and runs for a further 5 years. Full details from the agents.

#### BASIC PAYMENT SCHEME (BPS)

The farmland is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser.

#### IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

#### MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### TENURE

The property is freehold and will be offered for sale with vacant possession.

#### SPORTING & MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned are included with the freehold.

