



Land at Westwater Farm , Withypool, Minehead, Somerset
TA24 7RQ

A substantial block of grazing land near to
Withypool within the Exmoor National Park

Withypool 2 miles - Dulverton 6.5 miles - Wheddon Cross 9.4 miles

• Exmoor Farm Land • 120.04 Acres (48.58 Hectares) • Direct Road
Access • Natural Water • Stunning Views • For Sale by Private
Treaty • FREEHOLD

Guide Price £600,000

01392 680059 | farms@stags.co.uk

SITUATION

The land is situated in the heart of Exmoor National Park, approximately 2 miles to the south of the village of Withypool where the River Barle flows through. A short distance to the east of Withypool is the B3223 which provides access to Exford and Dulverton (6.5 miles). Wheddon Cross is within 9.4 miles and the market town of South Molton lies 12.4 miles to the south-west.

DESCRIPTION

The land is known as Westwater Allotment and is a substantial block of grazing land within the Exmoor National Park and totalling 120.04 acres (48.58 hectares).

The land lies at between 285 metres and 375 metres above sea level and has direct road access on the eastern boundary. A stream known as West Water provides a natural water supply and there are wonderful views over the open moorland to the north.

The soils are described as slowly permeable wet very acid upland soils with a peaty surface and the land is classified as grade 4 / 5.

SERVICES

There is a natural water supply from a stream.

ACCESS

There is direct access to the public highway.

METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

DESIGNATIONS & LAND MANAGEMENT

The land is not within a Nitrate Vulnerable Zone (NVZ).

There is a Higher Level Scheme (HLS) agreement which runs until 31st August 2028. Options include UX2 (Grassland and arable), A13 (Permanent Grassland), EL2 (Permanent in-bye grassland with low inputs (SDA land), HL10 (Restoration of moorland), HL12 (management of heather, gorse and grass).

The purchaser will be required to take over responsibility for the remaining term of this agreement from the completion date.

LOCAL AUTHORITY

Exmoor National Park Authority



SPORTING & MINERAL RIGHTS

The shooting and mineral rights insofar as they are owned are included with the freehold.

The hunting rights are reserved to the Badgworthy Land Company.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing through the land and it is NOT designated as open access.

There is a spring on the land which is the water supply serving Westwater Farm. The right to water from this spring will be solely retained by Westwater Farm and rights will be required to maintain, repair and replace this supply as required.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01392 680059. Email: farms@stags.co.uk

DIRECTIONS

From Withypool, proceed south towards Hawkridge on Worth Lane for approximately 2 miles and the entrance gate into the land will be on the right.

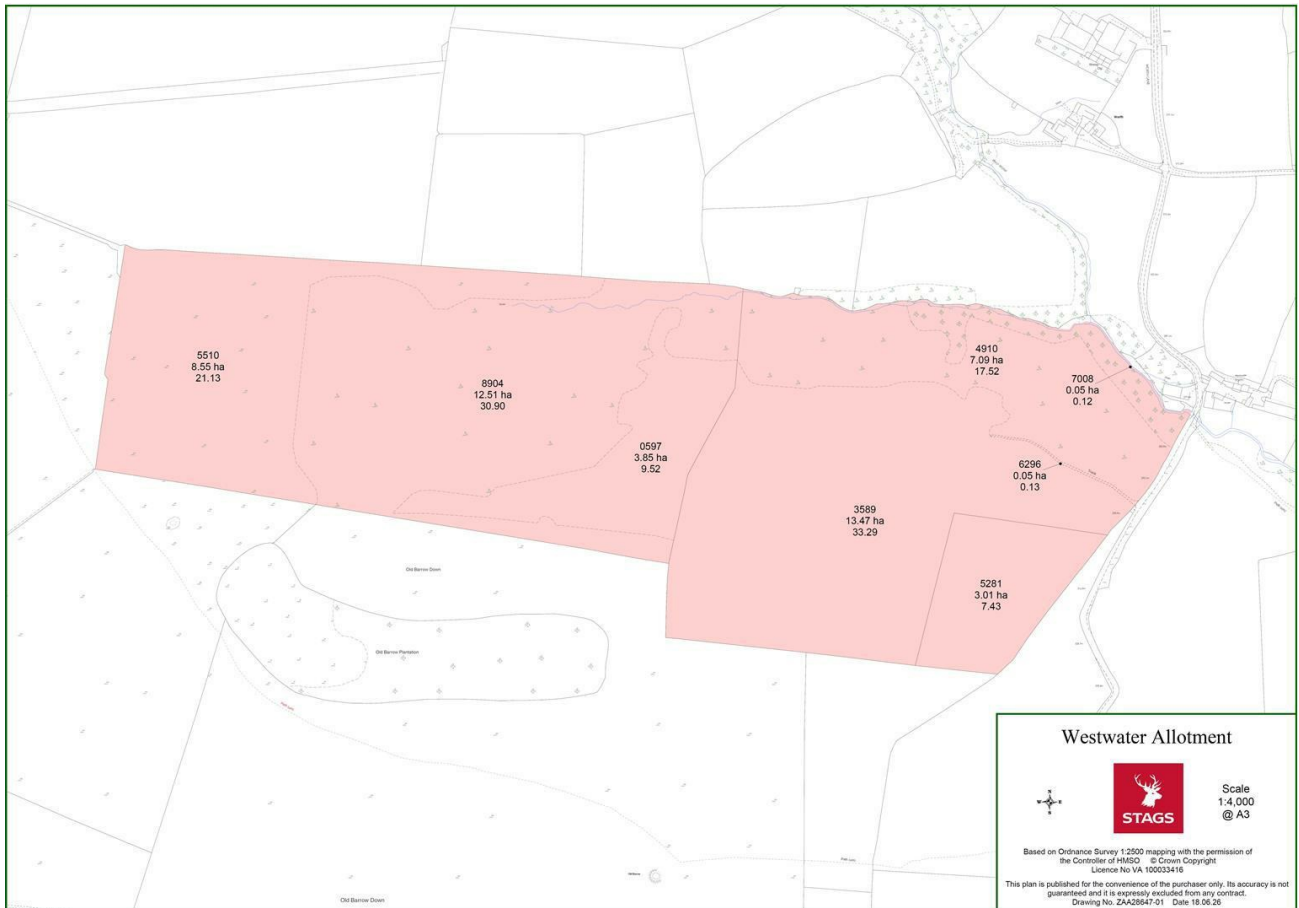
WHAT3WORDS

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DISCLAIMER

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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