West Country Rural Ltd
Moor Park
Cheriton Bishop
Exeter | Devon
EX6 6JL

Chartered Surveyors, Valuers & Land Agents

# GRASS KEEP TO LET Nr WOODBURY, EXETER
## BY PRIVATE TREATY

- 15.55 acres level productive pasture land to let
- Available to cut and/or graze
- Grazier to be responsible for stock-proofing
- Mains water on site
- Available immediately until 31st October 2022
- Lot 1—6.77 acres Guide Price £675
- Lot 2—8.78 acres Guide Price £750
- Viewing recommended

T: 01647 248 31 | E: lizzie@westcountryrural.co.uk | www.westcountryrural.co.uk
Company Reg Number: 10294758

## SITUATION

Located 1 mile south of Woodbury village, Exeter and accessed via gateways off the junction of Tedstone Lane and Exe View Road.

what3words reference ///after.tubes.meals

## DESCRIPTION

The land comprises two blocks totalling approximately 15.55 acres of level, productive pasture land. The land has been cut for hay and silage only in recent years, and two of the fields (Lot 1—6.77 acres) have been resown to permanent pasture this autumn following winter wheat. **Please note that there is currently no reliable stock proof fencing to any of the field boundaries**. The grazier will be expected to maintain their own stock proof fencing if they intend to graze it. There is a mains water trough connected to Lot 1, the mains meter is located on Lot 2 and it may be possible to connect a water trough at the grazier's expense.

## SERVICES

There is a metered mains water supply to the land.

## TENURE

Grazing/mowing licence agreement to be provided.

## WAYLEAVES AND EASEMENTS

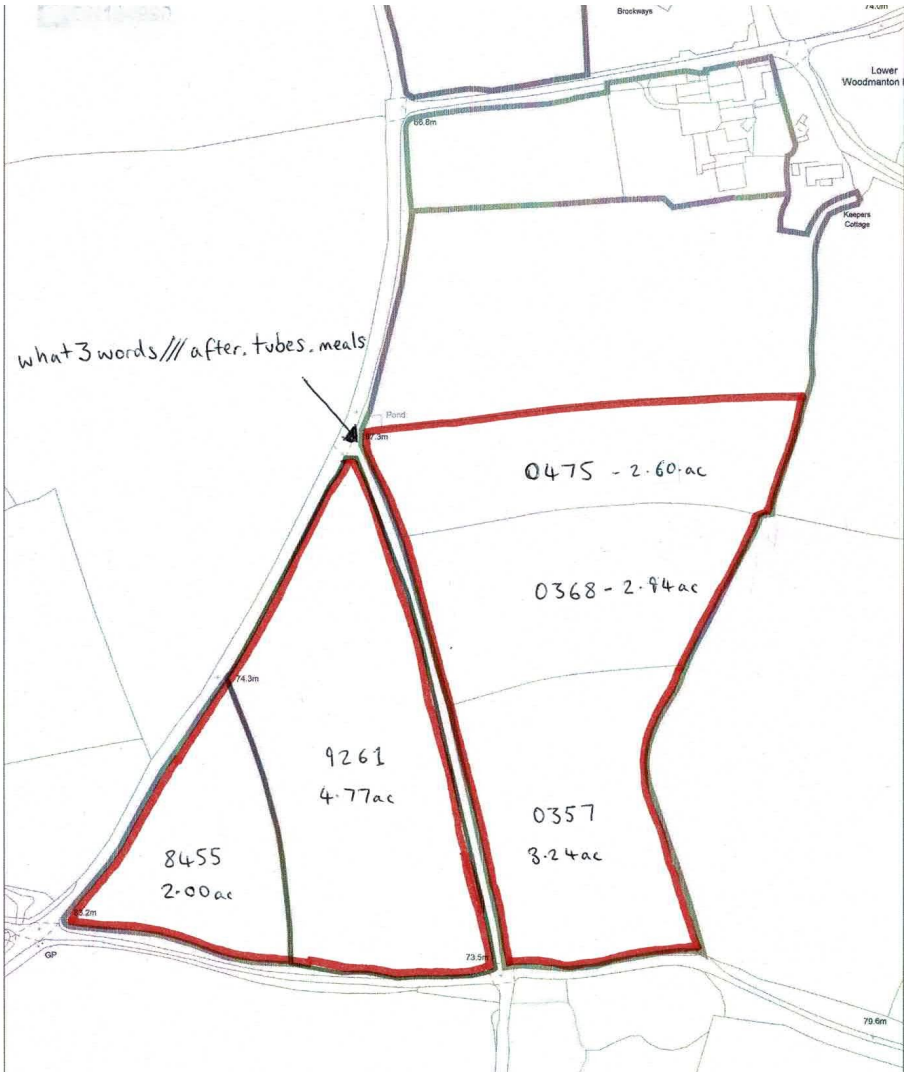
There are no public rights of way affecting the property.

## BASIC PAYMENT SCHEME

The owner of the property claims BPS on the land.

## METHOD OF SALE

This grass keep is offered for sale by **PRIVATE TREATY**. If you would like further details then please contact the Agent; Lizzie Chance 07738 162673 or lizzie@westcountryrural.co.uk

## VIEWINGS

Strictly by appointment with the selling agents, West Country Rural Ltd.