

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



- ◆ **13.67 acres fairly sloping but productive pasture land to let**
- ◆ **Available to cut and/or graze**
- ◆ **Grazier to be responsible for stock-proofing and hedge trimming**
- ◆ **Mains water on site, troughs to be provided by grazier**
- ◆ **Available immediately until 31st December 2022**
- ◆ **Guide Price £1500**
- ◆ **Viewing recommended**

## SITUATION

Located 0.5 miles west of the rural village of Whitestone, Exeter and accessed via driveway level loading area gateway off the lane leading from Whitestone to Heath Cross. Easy access from the A30 Tedburn St Mary junction (2.3 miles).

Post code - EX4 2HW

what3words reference ///flexibly.warbler.iceberg

## DESCRIPTION

The land comprises approximately 13.67 acres of partly steeply and partly gently sloping but productive pasture land. The land has been cut for hay and silage and grazed with sheep in recent years. Please note that there are mature hedgerow boundaries to all field parcels, but there is 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 no water connected, but mains water is available on site. Grazier to bring their own troughs.

## SERVICES

There is mains water connected 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](mailto:lizzie@westcountryrural.co.uk)

## VIEWINGS

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

