

## 1st CUT ONLY TO LET - CLYST ST MARY, EXETER BY PRIVATE TREATY



- ◆ **20.07 acres (8.12ha) level productive pasture**
- ◆ **Available for first cut only, strictly to be removed before 1st July 2023**
- ◆ **Available as surplus to farm requirements this year, well established good grass cover**
- ◆ **No grazing**
- ◆ **No fertiliser applied by landowner**
- ◆ **Good access from M5 Junction 30**
- ◆ **Guide Price £1500**
- ◆ **Viewing recommended**

## **SITUATION**

Located on the outskirts of Clyst St Mary village, Exeter and accessed via gateways off the junction of Frog Lane and Bishop's Court Lane.

Access at what3words reference ///rely.organist.gourmet

Field gate what3words reference ///heartened.shaky.grapes

## **DESCRIPTION**

The land comprises two parcels totalling approximately 20.07 acres (8.12ha) of level, productive pasture land. The land has been cut for hay and silage historically, the farm has excess grass this year and therefore this grass is offered for first cut only and must be removed before 1st July.

The landowner will not be applying fertiliser but the grazer may apply at their own cost and further to prior consultation with the landowner.

There will be no grazing with livestock.

## **SERVICES**

None available

## **TENURE**

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 selling agents, West Country Rural Ltd.