

For Sale by Tender

OLDREY
WINSFORD – NEAR MINEHEAD

ABOUT 65 ACRES OF
ACCOMMODATION LAND

This block of accommodation land is situated at Oldrey, to the north west of the village of Winsford. It comprises a block of pasture land with an area of rough pasture on the north side.

The land has good access with a Council maintained road on the west side and Ison Lane, a hard track linking two Council roads, on the south boundary.

The water supply is from springs and a stream on the land and the Vendors will reserve out of the sale their bore-hole together with associated pipes and electric cables and the necessary access rights.

The land is currently in the Exmoor ESA and the purchaser will be required to take over that agreement. The land is also registered for SFP and the registration and entitlements will be transferred if possible to the purchaser.

The hunting rights over the property have been transferred to the Badgworthy Land Company and are expressly excluded from the sale. The shooting rights are retained by the vendors.

All tenders will be treated in confidence and on a “subject to contract” basis. They must be made in writing to reach the Agent’s office not later than 12 noon on Friday, April 30th 2010.

The Vendors will not be bound to accept the highest or indeed any tender.

<u>NG No.</u>	<u>Description</u>	<u>Area</u>
7318	Pasture	13.07
5812	do	3.39
5631	do	12.38
5651	do	5.39
4550	do	6.06
3148	do	10.46
6360 Pt	Rough Pasture	0.67 est.
6448	do	0.80
6635	do	0.38
7838	do	<u>12.22</u>
		<u>64.82 acres</u>