



To Let: Hollywater Barton, Cheriton Fitzpaine, Crediton, Devon, EX17 4JB

87.35 acres (35.35 hectares) of Grass Keep to let by Informal Tender.

Tenders to be submitted by 12.00pm Thursday 29 February 2024

To be let as a single lot for grazing and / or mowing.



Grazing / Mowing Licence at Hollywater Barton, Cheriton Fitzpaine, Crediton, Devon, EX17 4JB

To let by informal tender

Please visit our website to download the tender form

- 87.35 acres of level and gently sloping pastureland available under a Grazing / Mowing Licence (including 2023 reseeds)
- 2 modern cattle sheds, cattle handling facilities, silage clamp and fodder barn potentially available to the successful purchaser under separate agreement (Building Licence)
- Quality pasture with the majority suitable for mowing
- Tender deadline Thursday 29 February 2024 at 12.00pm
- Grazing / Mowing Licence period:
Monday 01 April - Thursday 31 October 2024

Viewing strictly by appointment through
Symonds & Sampson Tiverton office
01884 218911





The Land

Predominately level and gently sloping productive pasture with a small area of steep land in the far west. Arranged in 8 parcels extending to 89.35 acres (36.16 hectares) but **let as 87.35 acres (35.35 hectares)** with good access through the farmstead. The land situated west of the farmstead consists of slightly acid loamy and clayey soils whilst the rest of the land contains freely draining slightly acid loamy soils. The land is mainly classified as Grade 2 on the Agricultural Land Classification Map and is suited to mowing and / or grazing. The land is bordered by mature hedges but will require temporary fencing if grazed.

The Buildings

Buildings are available by separate negotiation. 2 cattle sheds constructed of steel portal frame, part concrete block walls and concrete panels under a fibre cement roof. Each cattle shed contains several partitions and combined could house 100+ cattle. The covered silage clamp has an open frontage. There is also a modern cattle handling system available to use.

Situation

Hollywater Barton is situated in an easily accessible position on the outskirts of Cheriton Fitzpaine. The centre of Cheriton Fitzpaine is approximately 1 mile west. The land is in close proximity of good nearby road links including the A3072 and A396.

What3words: ///blockage.dealings.bland

Services

Mains water serves water troughs in certain parcels with natural water also available.

Grazing / Mowing Licence

The successful purchaser will be required to sign a Grazing / Mowing Licence. The Licence will be based on the CAAV Grazing Licence. A draft grazing licence is available on request.

Viewings

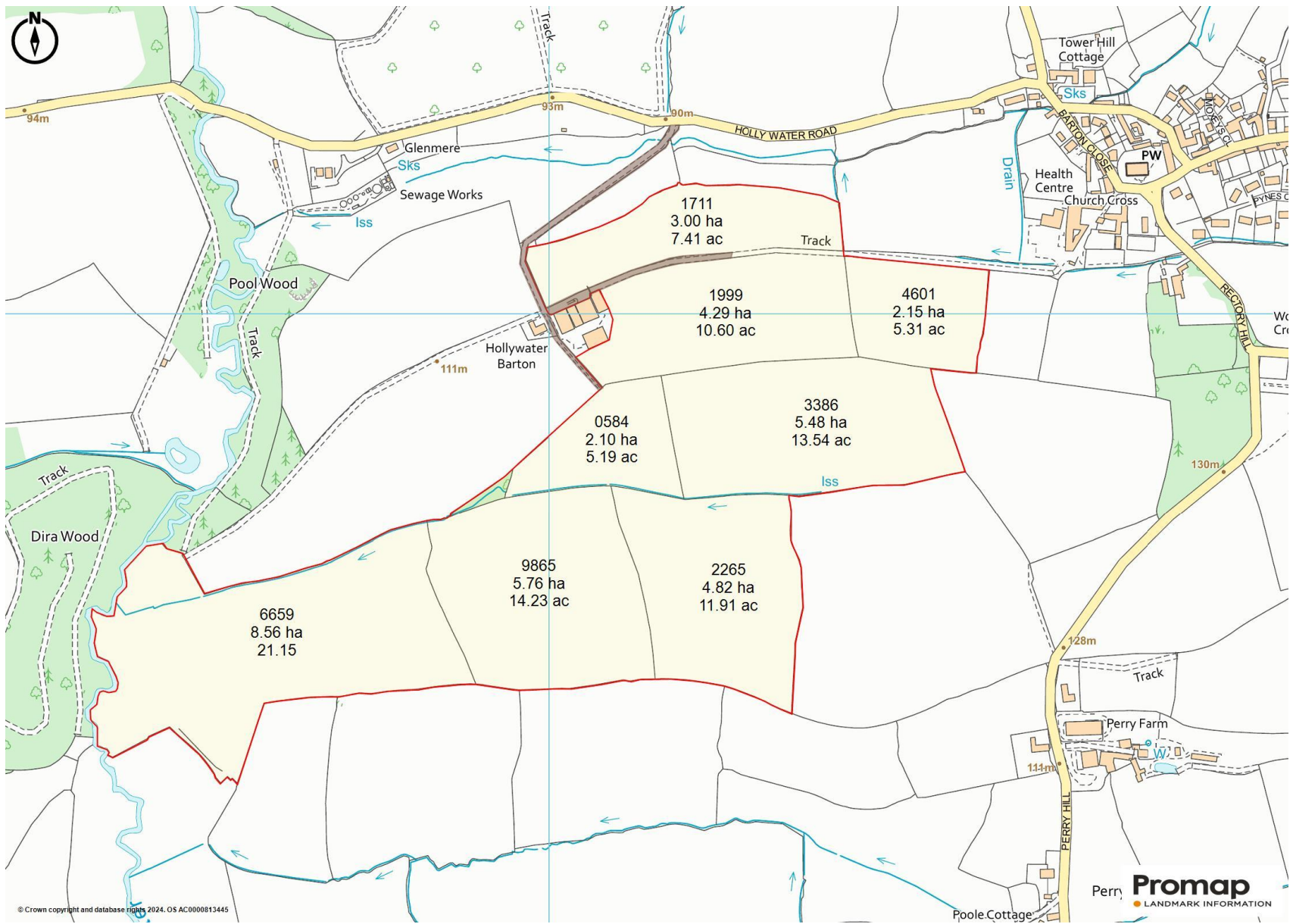
Strictly during daylight hours on foot only, with prior agreement from the agent Paul Heard via 01884 218911 or email to pheard@symondsandsampson.co.uk

Agents Note

- The Licensor reserves right to top weeds in parcel 6659 and 0584 if required
- The land is not entered into any stewardship agreements
- The Licensor reserves the right to enter parcel 3386 to patch reseed areas at the appropriate time. This parcel extends to 13.54 acres but is let as 11.54 acres

Land Schedule

Field No	Hectare	Acre	Type
6659	8.56	21.15	2022 part reseed, ley & permanent pastureland
9965	5.76	14.23	Ley
2265	4.82	11.91	2023 reseed
3386	5.48	13.54	2023 reseed
0584	2.10	5.19	Permanent Pastureland
4601	2.15	5.31	Permanent Pastureland
1999	4.29	10.60	2021 reseed
1711	3.00	7.41	2023 reseed



01884 218911

Symonds & Sampson LLP

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**Symonds
& Sampson**

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IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS

Symonds and Sampson LLP



**Grass Keep at Hollywater Barton
Cheriton Fitzpaine
Crediton
Devon
EX17 4JB**

Grass Keep Tender Form

Instructions:

1. Please complete all sections of this form and sign the declaration.
2. If the form is handwritten please use block capitals
3. **The deadline for the receipt of Tenders at the office of Symonds & Sampson, Tiverton is midday on the 29 February 2024.** Late tenders cannot be considered.
4. Applications are to be submitted to:

Paul Heard MRICS FAAV
Symonds & Sampson LLP
15 Swallow Court
Devonshire Gate
Tiverton
Devon
EX16 7EJ

Email: pheard@symondsandsampson.co.uk

Symonds and Sampson LLP

Grass Keep at Hollywater Barton, Cheriton Fitzpaine

TENDER

In accordance with the letting particulars and conditions which I have read and understand, I tender for Grass Keep at Hollywater Barton, Cheriton Fitzpaine the following total sum:

£

In words:

I have viewed the Grass Keep, read, understood and accept the letting conditions. I hereby make formal application to Symonds and Sampson LLP to be considered for the Grass Keep Agreement of the land detailed above. I certify that all the information given by me is correct. I agree and declare that if my tender is accepted, I undertake to sign all necessary documentation.

By signing this Tender Form you agree to keep details of this letting private and confidential. The vendor reserves the right to select the occupier they deem most suitable. This may or may not be the highest bidder.

Signed

Dated.....