



*Land at Poole Farm*

| KNOWSTONE, DEVON

| **Carter Jonas**

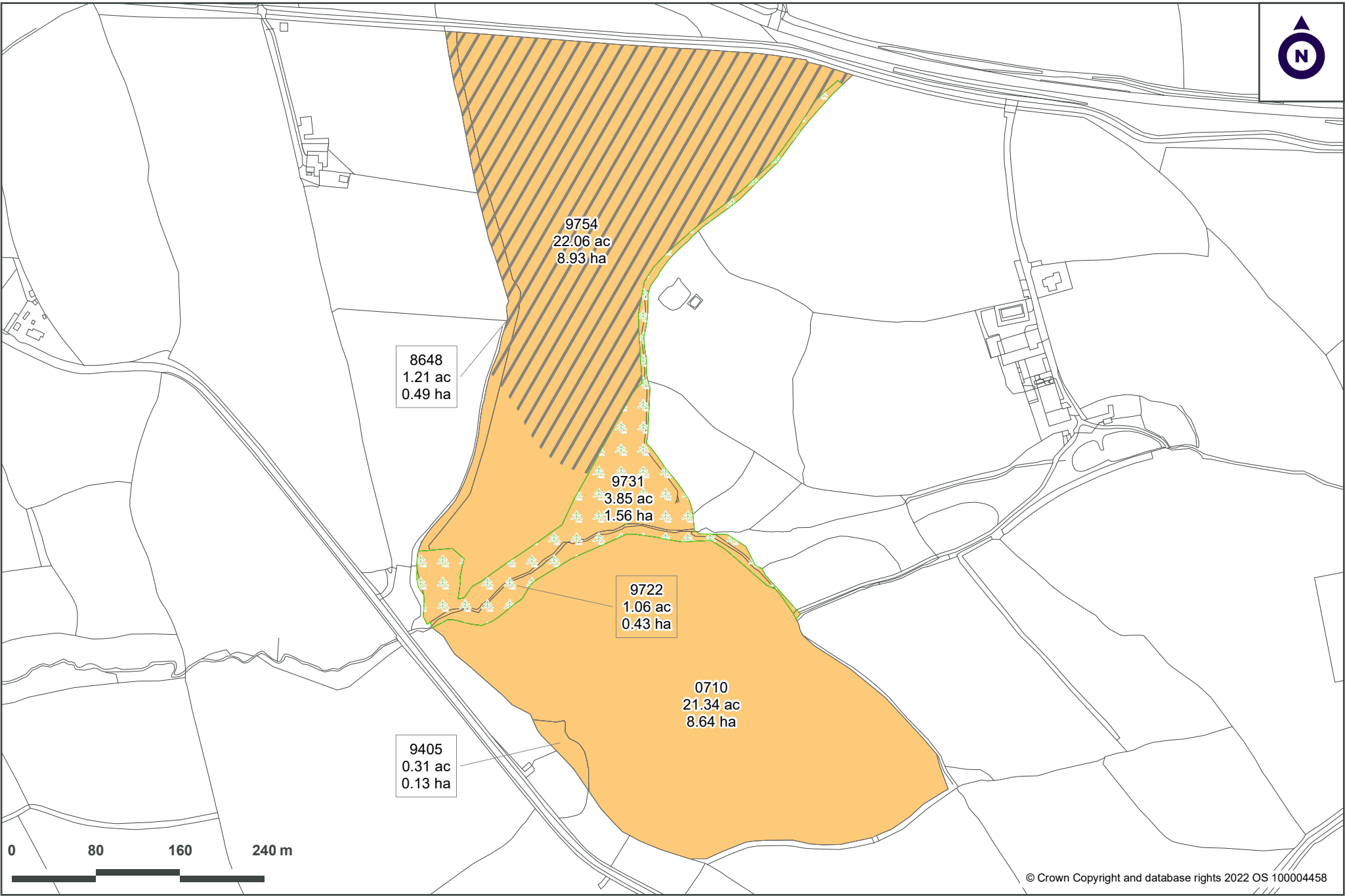


LAND AT  
POOLE FARM  
KNOWSTONE  
SOUTH MOLTON  
DEVON  
EX36 4RZ

**Approximately 49.83 acres of predominantly pastureland with an attractive parcel of woodland offering a secured income stream and other environmental opportunities.**

- An established habitat plan receiving index linked rental payments until the 21st October 2040.
- All lying within a Countryside Stewardship mid-tier agreement.
- Offering enormous environmental and conservation opportunities.
- 4.91 acre parcel of attractive amenity broadleaf woodland with stream.

For sale as a whole by private treaty.



**LAND**

The land which totals some 49.83 acres comprises of two good-sized pasture enclosures with a further attractive parcel of amenity broadleaf woodland. Within the roadside field there is an area included within a habitat plan (shown hatched) which provides prospective purchasers with a secure long-term income stream having been established as 'Environmental Enhancement Land' following the granting of planning permission for the construction of turbines on adjoining land. The rent which is index linked to RPI for the term of the lease is currently £7,463.60 per annum.

Within the management plan, the owners also enjoy the benefit of having fencing and hedging costs undertaken during the life of the agreement.

The land, which is offered with vacant possession and farmed in-hand, has also all been entered into a mid-tier stewardship agreement and receives additional payments from the scheme. All the land is registered to also receive BPS. Full details of the habitat agreement are available from the agents.

## METHOD OF SALE

The land is offered for sale by private treaty with a guide price of £385,000.

## TENURE & POSSESSION

Freehold. The land is offered for sale with vacant possession available on completion, subject to the existing habitat agreement.

## BASIC PAYMENT SCHEME

The BPS entitlements will transfer with the land on completion.

## ENVIRONMENTAL SCHEMES

The land is entered into a countryside stewardship mid-tier agreement. No. 1058102.

## HABITAT AGREEMENT

The vendor receives an environmental enhancement payment quarterly in advance to manage fields OS9754 and OS8648.

The payment in 2022 was £7,463.60 and is index linked to increase annually until the termination of the agreement in October 2040. The habitat plan also provides for the vendor to receive payments towards fencing and hedging costs. Further details of the agreement are available from the agents.

## HEALTH & SAFETY

Potential purchasers are required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock which may be present at the time of inspection. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

## SPORTING TIMBER & MINERAL RIGHTS

All sporting is in hand.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

Access to the land is via the council-maintained road lying on the northern boundary.

## SERVICES

The land is serviced by mains water via a sub-metered supply originating from Poole Farm.

## LOCAL AUTHORITIES

North Devon Council  
[www.northdevon.gov.uk](http://www.northdevon.gov.uk)

## VIEWINGS

Potential purchasers may view the land during daylight hours after making an appointment via the selling agents, Carter Jonas, on 01823 428590.

## DIRECTIONS

From Tiverton, follow the A361 heading west to Barnstaple. Turn left a Moortown Cross and continue to travel towards Rose Ash. After 0.5 miles, the land will be found on the left-hand side of the road, just after passing the entrance to Poole Farm.



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### TAUNTON

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## IMPORTANT INFORMATION

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