

## GRASS KEEP TO LET BY PRIVATE TREATY



Photograph taken July 2016

- ◆ **Guide Price - £10,000**
- ◆ **110.35 acres generally sloping but productive pasture land**
- ◆ **Available to cut or for grazing, grazier to ensure the boundaries are stockproof prior to stocking**
- ◆ **Natural water on site, additional water may be required to be brought to the land, subject to stocking and season**
- ◆ **Available 1st April 2026 until 25th September 2026**
- ◆ **NB This land will shortly be advertised to let from 29th September 2026 on a five year Farm Business Tenancy agreement.**

## SITUATION

Located along Rowhorne Road above Whitestone, Exeter, post code EX4 2LQ

what3words reference ///pinging. Spin.agent

## DIRECTIONS

From Exeter follow Redhills towards Nadderwater, after approximately 1 mile you will reach Nadderwater and a signpost marked Whitestone Xross, turn right onto Rowhorne Road, a single track lane signposted to Rowhorne and Oldridge. Follow the lane approximately 2.5 miles, the land will be located to your right, best access found at the first road junction you arrive at.

NB it is not recommended to turn right off or onto the A30 at the Tedburn St Mary junction to arrive or depart.

From Cheriton Bishop, leave the A30 and follow the signs to Tedburn St Mary, towards the end of the village at the mini roundabout verge left downhill onto Six Mile Hill. Follow this road until you reach Heath Cross, turn left signposted Oldridge and Crediton. After 0.2 miles turn right and follow this road for 0.8 miles, the land will be located on your left.

## DESCRIPTION

The land comprises approximately 110.35 acres of productive sloping pasture land. The land has historically been grazed by cattle throughout the year, with several of the parcels being cut for hay and silage. Please note that there is currently no stock proof fencing to any of the field boundaries although the hedgerows are mature and have been sufficient for quiet cattle. The grazier will be expected to maintain their own effective stock proof fencing.

## SERVICES

There is a natural water supply on the land, additional water may need to be brought to the land subject to stocking and the season.

## TENURE

Grazing/mowing licence agreement to be provided.

## WAYLEAVES AND EASEMENTS

There are no public rights of way affecting the property.

## 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 01837 500237 or lizzie@westcountryrural.co.uk

## VIEWINGS

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

