



Simonsbath, Minehead, Somerset





Simonsbath, Minehead

Somerset TA24

A rare opportunity to purchase up to 748 acres on Exmoor by Informal Tender comprising 272 acres of pasture and 476 of moorland (with no Commoners' rights) near the village of Simonsbath in Exmoor, Somerset. The land lies in a private location in the heart of the moor, only a short distance from the A361 North Devon Link Road. Opportunities exist for traditional farming as well as natural capital and nature recovery.

The land extends to approx. 748 acres and comprises a mixture of pasture, rough grazing and moorland. All lots benefit from unspoilt views across Exmoor.

Lot 1 - 256 acres of Moorland

Lot 2 - 97 acres of Pasture

Lot 3 - 37 acres of Pasture

Lot 4 - 220 acres of Moorland

Lot 5 - 138 acres of Pasture

Method of Sale:

The Land is offered for sale as a whole or in 5 lots.

The Tender deadline is 29th March 2024.

An offer may be accepted before this time if an appropriate application/offer is received.



Access

Lots 1&4 - access is gained via a gateway off Fyldon Ridge which is a public highway between Kinsford Gate and Sandyway.

(what3words- ///registers.mourner.swing & ///imperious.situated.classics)

Lot 2&3 -access is gained via a gateway off Horsen Lane which is a public highway between Blue Gate and Horsen Farm.

(what3words-///define.inches.norms & ///clashing.neck.stealing)

Lot 5 - access is gained via a gateway off Kinsford Hill (what3words -///define.inches.norms).

Directions

Lots 1&4 - From North Molton travel Northeast on East Street for 4 miles. Take the signposted left turn to Simonsbath for 2 miles and the land will be on your right hand side.

Lot 2,3&5 - From Simonsbath head southwest on Kinsford Hill road for 1.5 miles approx. to the top of the hill where you turn left on to Horsen Lane signposted as a dead end. The entrance to the land is approx. 100m on your right.

The postcode will take you to the main Estate gateway or leave the A361 North Devon Link Road at the Aller Cross roundabout, signposted Simonsbath. The main Estate gateway is on the right-hand side before you reach the village of Simonsbath.

Tenure and Possession

The property is Freehold and will be offered for sale subject to a Grazing Licence expiring on 31st March 2024.





Environmental Stewardship & Basic Payment Scheme

The land is subject to a Countryside Stewardship Higher Tier Scheme. Further information is available from the Vendor's agent. On completion of the sale, the relevant entitlements will be transferred to the buyer as necessary.

Planning and Designations

The property is sold subject to any Development Plans, Tree Preservation Orders, Ancient Monument Orders, Town Planning Schedules or Resolutions which may be or may come into force.

- The Estate is within the Exmoor National Park.
- Lots 1&4 are within a SSSI
- The Estate is within an Environmentally Sensitive Area (ESA).

Local Authority

Somerset West and Taunton District Council

Easements, Wayleaves and Rights of Way

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. There are no footpaths or bridleways across the land.

Services

Water for a private supply passes through the retained land to Lots 2,3&5. The purchaser will contribute towards the maintenance of the system and bear the cost and responsibility of installing a sub meter. The purchaser is to pay a per unit price, quarterly in arrears. There is no mains water supplied to Lots 1&4. Access and maintenance rights will be reserved by the Vendor to access any equipment on Lot 5 related to the supply of water to the retained land.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale. The land is subject to Badgeworthy hunting rights. Further details are available from the Vendor's agent.

Plans, Areas and Schedules

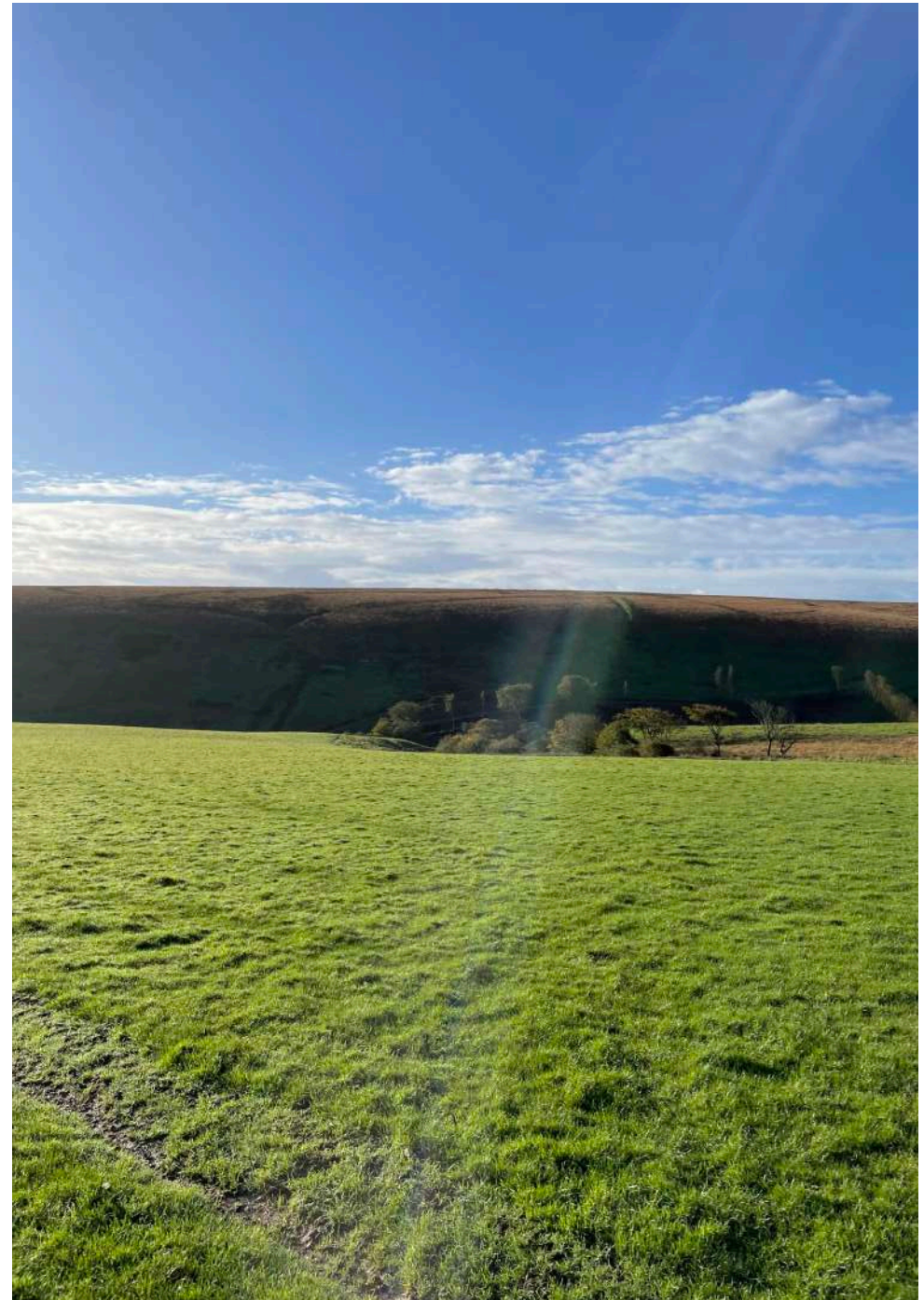
These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Special Conditions

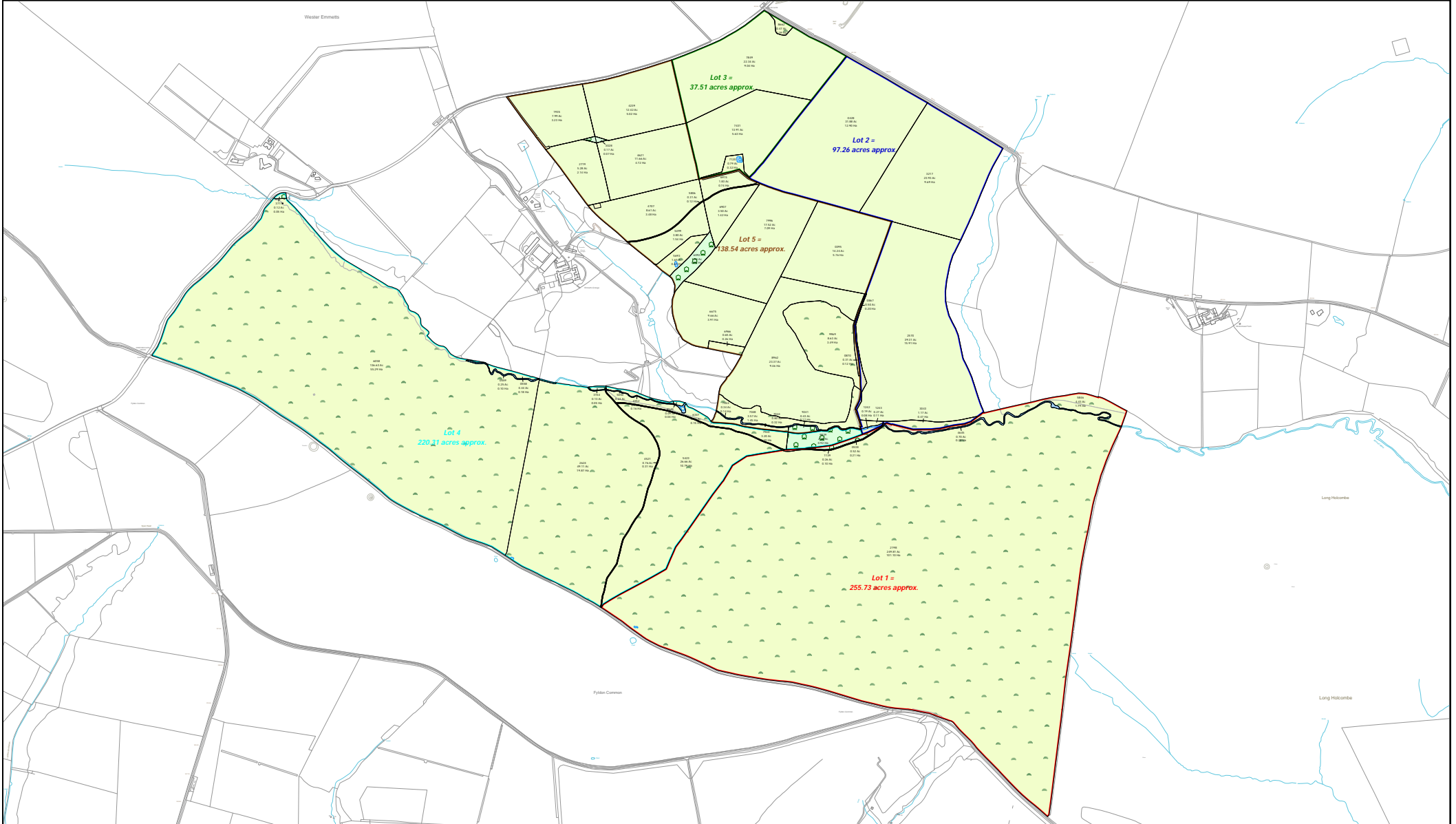
- The property is subject to Higher Tier Countryside Stewardship Agreement Number 625269
- All gates and troughs are to be included within the sale
- A right to first refusal clause to be included within the sale agreement, to come into effect should either the owner of the property choose to market and sell the property, or should an offer to purchase the property be received from a legitimate third party at any time in the future
- The sale contract will include an overage provision on the land to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 21 years of the sale date, 50% of any increase in value will be repayable to the owners or their successors in title on grant of such planning consent
- A right to bring cables, pipes, drainage or any other utilities across the sale land for the benefit of the retained land
- All boundaries connected to the retained land are to be retained by the Vendor

Viewing

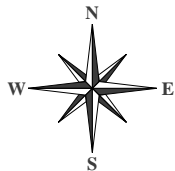
All viewings are strictly by appointment with the Vendor's agent.



Emmetts Grange



LDS Ltd
 Plan Preparation
 Unit 15, Glenmore Business Park
 Telford Road
 Salisbury SP2 7GL



Land Use:	
	Pasture
	Arable
	Game Cover
	Woodland
	Parkland
	Verge / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 23:01:24
 Drawn By: CW
 Scale: 1:15500 @ A4
 Plan Ref:

Title
Emmetts Grange

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786

(e) planprep@lds-survey.co.uk



Knight Frank
Country Department
55 Baker Street
London
W1U 8AN

Alice Keith MRICS FAAV
020 8106 1362
alice.keith@knightfrank.com

Florence Biss
01392 423111
florence.biss@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property