



Land at Dayles

Tiverton, Devon

Carter Jonas

Land at Dayles Shillingford Tiverton Devon

An agricultural investment opportunity comprising nearly 30 acres of pastureland.

The Land at Dayles offers an agricultural investment opportunity comprising two parcels of pastureland subject to an agricultural tenancy with security of tenure.

In all extending to 29.81 acres.

For sale by private treaty as a whole.



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Location

The land is located on the Somerset-Devon border, between Petton Cross and the village of Shillingford either side of the B3227.

The land is situated in beautiful rolling countryside, a short distance from both Exmoor National Park and the foot of the Brendon Hills.

Land

The land comprises 29.81 acres of predominantly pastureland divided between two main parcels. 22.36 acres is situated to the north of the B3227 road and divided between six main field enclosures. These field enclosures have access via a track which runs between them. The remaining 7.45 acres is situated to the south of the B3227 in

one field enclosure with direct access from the road along the northern boundary.



Method of Sale

The land is offered for sale by private treaty as a whole with a guide price of £100,000.

Tenure & Possession

The land is sold subject to an agricultural tenancy to a limited company tenant with security of tenure under the Agricultural Holdings Act. The current rent is £750 per annum. The rent has not been reviewed recently.

Health & Safety

Potential purchasers should take particular care when inspecting the land, being mindful of livestock and machinery which may be present during inspection, and associated sudden movements from stock and machinery. Potential purchasers should be mindful of uneven and slippery ground surfaces and wear appropriate footwear for such conditions.

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Viewings

Potential purchasers may view the land on foot during reasonable daylight hours after informing the vendor's agents, Carter Jonas, on 01823 428593, and noting the paragraph above in relation to health and safety.

Directions

Heading on the B3227 between Petton Cross and Shillingford, the land can be found on both sides of the road with reference to the site plan and What3Words locations. Access to the main parcel of land is available from the track running through the land.



Land north of the B3227:
///points.culminate.clearing

Field south of the B3227:
///share.blank.magazines



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