



## Land at Coombe Farm

Tipton St John, Devon



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## Tipton St John, Devon, EX10 0AX

*Ottery St Mary – 2.8 miles Sidmouth – 4.3 miles Honiton – 8.3 miles Exeter – 14.1 miles*

**A block of 52 acres of productive pasture land and woodland copses on the village edge of Tipton St John in the Otter Valley.**

**DESCRIPTION** Extending to a total of 52 acres (21 hectares), the land comprises an excellent block of mainly gently sloping, productive pasture land divided into seven useful sized enclosures all within a ring fence. 48 acres is currently used for both grazing and mowing. Parcel 4660 has previously been used for arable cropping and is currently in a short term ley sown in the Autumn of 2014. There are four acres of small broadleaf copses.

The land is classified as Grade III on the MAFF Agriculture Land Classification and is mainly Whimple 3, a reddish fine loamy or fine silty over clayey soil.

**LOCATION** The land is in a secluded position on the edge of Tipton St John village in the Otter Valley and is only a short distance from Sidmouth and the market town of Ottery St Mary. The land is typical of East Devon's renowned unspoilt rolling countryside.

**ACCESS** Three gateways provide good access directly onto green lanes (at points 'A' 'B' and 'C' on the Sale Plan). At point 'C' the access to the land is into parcel 6148 and not onto the track which also leads to an adjoining owners' stables in their field to the North of the track. The bridleway on the green lane?? shown on the plan (a dashed green line) is not presently passable by motor vehicles between 'C' and 'E'.

Although there is a fourth access gateway leading from parcel 5185 onto a green lane at point 'D' on the Sale Plan, there is a drop from the field onto the green lane the surface of which would need work to be passable by motor vehicles.

**FIELD BOUNDARIES** The hedges, fencing and gateways have been well maintained. The Vendor has recently erected a significant length of new stock fencing on the land, some of which has been financed by a Countryside Stewardship Water Capital Grant.

Ownership of boundaries are indicated in the Legal Pack.

**WATER** A water-powered hydraulic ram pump is located at RP on the

Sale Plan which is supplied by a spring rising in parcel 6148 and continuously (subject to the flow of the stream) pumps water to the header tank marked 'HT' on the Sale Plan in parcel 4660. Water from the header tank then feeds recently installed field water troughs (marked 'WT' on the Sale Plan) in parcels 6148, 4660, 3263, 1976 and 3184. A water pipe also has been installed to point 'H' in parcel 5185 but has no trough. Any overflow from the header tank is directed back to the stream via a return pipe which enters the stream below the pump.

**SPORTING, TIMBER & MINERAL RIGHTS** Sporting, Timber & Mineral rights are included in the sale.

**ENVIRONMENTAL & AGRICULTURAL SCHEMES** The Vendor has a Countryside Stewardship Water Capital Grant which lasts until 31<sup>st</sup> March 2021. The Capital Items included in the agreement are sheep netting (FG2), hard bases for livestock drinkers (LV3), livestock troughs (LV7) and pipework associated with livestock troughs (LV8). The Purchaser will be required to maintain and use the Capital Works in accordance with the terms of the agreement until 31<sup>st</sup> March 2021. Parcel 1330 was planted with Oak, Ash and Beech (90%, 5%, 5% respectively) in 2000 under an English Woodland Grant Scheme agreement which has now expired. All of the land is in a Nitrate Vulnerable Zone with the exception of parcels 4660, 5510, 6148 and 5581.

**ENTITLEMENTS & THE BASIC PAYMENT SCHEME** The Basic payment for 2015 will be retained by the Vendor. The purchaser will be required to adhere to the Cross Compliance rules of the Basic Payment Scheme for the rest of the 2015 claim year. The Vendor agrees to cross comply up to the date of completion. No guarantee is given by the Vendor or the selling agent that the 'eligible area' on which future BPS can be claimed has been recorded accurately. A purchaser when making future BPS claims should carry out their own survey of the 'eligible land' and not rely on what the Vendor has claimed on before



especially as new fencing has been erected by the Vendor since the 2015 BPS claim. The Vendor has entitlements for the land which are available by separate negotiation.

**TENURE** The freehold of the land is offered with vacant possession.

**DIRECTIONS** From Exeter head East on the A3052. Proceed through Newton Poppleford and turn left at the Bowd Inn signposted Tipton St John 1 ½ miles. Take the next right turn up Fire Beacon Lane which forks to the left after 350 yards. Continue for another mile until you see our sale board next to a track on the left hand side. Proceed down this track and park with consideration in the gateway on the left at point 'C'.

**VIEWING** At any time during the daylight hours with a copy of these particulars to hand. Please close all gates behind you and take care if livestock are present. Please call the Vendor's agent to check if any 'lively' stock are present.

**AUTHORITIES** **East Devon District Council**, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL. Tel: 01395 516551. **Devon County Council Highways** County Hall, Topsham Rd, Exeter, Devon EX2 4QD. Tel: 0345 155 1015. Email: csc.roads@devon.gov.uk. **Rural Payments Agency**, PO Box 69, Reading, RG1 3YD. Tel: 03000 200301. **South West Water**, Tel: 0800 169 1133. **Western Power Distribution**, Avonbank, Feeder Road, Bristol BS2 0TB. Tel: 0845 601 2989 Email: info[at]westernpower.co.uk

**FIXTURES & FITTINGS** The Vendor can leave the internal electric fencing in situ at the Purchaser's request. However no energiser will be supplied. No other fixtures and fittings are included in the sale.

**PURCHASER'S COMMISSION** A contribution to the Vendor's sale costs of one percent of the sale price plus VAT will be payable on exchange of contracts in addition to the 10% deposit.

**AGENT** Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935 Email: property@townsendcharteredurveyors.co.uk

**SOLICITOR AND LEGAL PACK** The Vendor's solicitor is Scott Rowe Solicitors, Chard Street, Axminster, Devon EX13 5DS. (Tel: 01297 32345 Email: richard.lewis@scottrowe.co.uk) who are able to provide a Legal Pack.

**OWNERSHIP OF TRACK F TO G** The track between points 'F' and 'G', is not registered with the Land Registry. Assuming nobody claims ownership of this track the common law 'medium ad filum' rule may apply which is a presumption that an owner of land which abuts either a public or private highway also owns the soil of the highway up to the centre point. As the Vendor owns both sides of the track if this rule were applied the presumption would be that the Vendor owns the whole track.

The Vendor should also have gained an easement by prescription over the track between 'E' and 'G' as he has used it continuously for over 20 years without force, without secrecy and without permission. The Vendor has prepared an affidavit to support this. The Vendor has not used the track between 'C' and 'E'. Prospective purchasers are advised to take their own legal advice about this track.

**PUBLIC FOOTPATHS AND BRIDLEWAYS** The track which runs through the land has a public bridleway, (a dashed green line on the Sale Plan). Otherwise there are no other known public rights of way over the land.

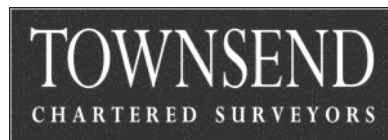
**SALE PLANS** The sale plan is not to scale and is for illustrative purposes only as to the land available. Although carefully prepared the accuracy of the plan is not guaranteed.

**EASEMENTS** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities.

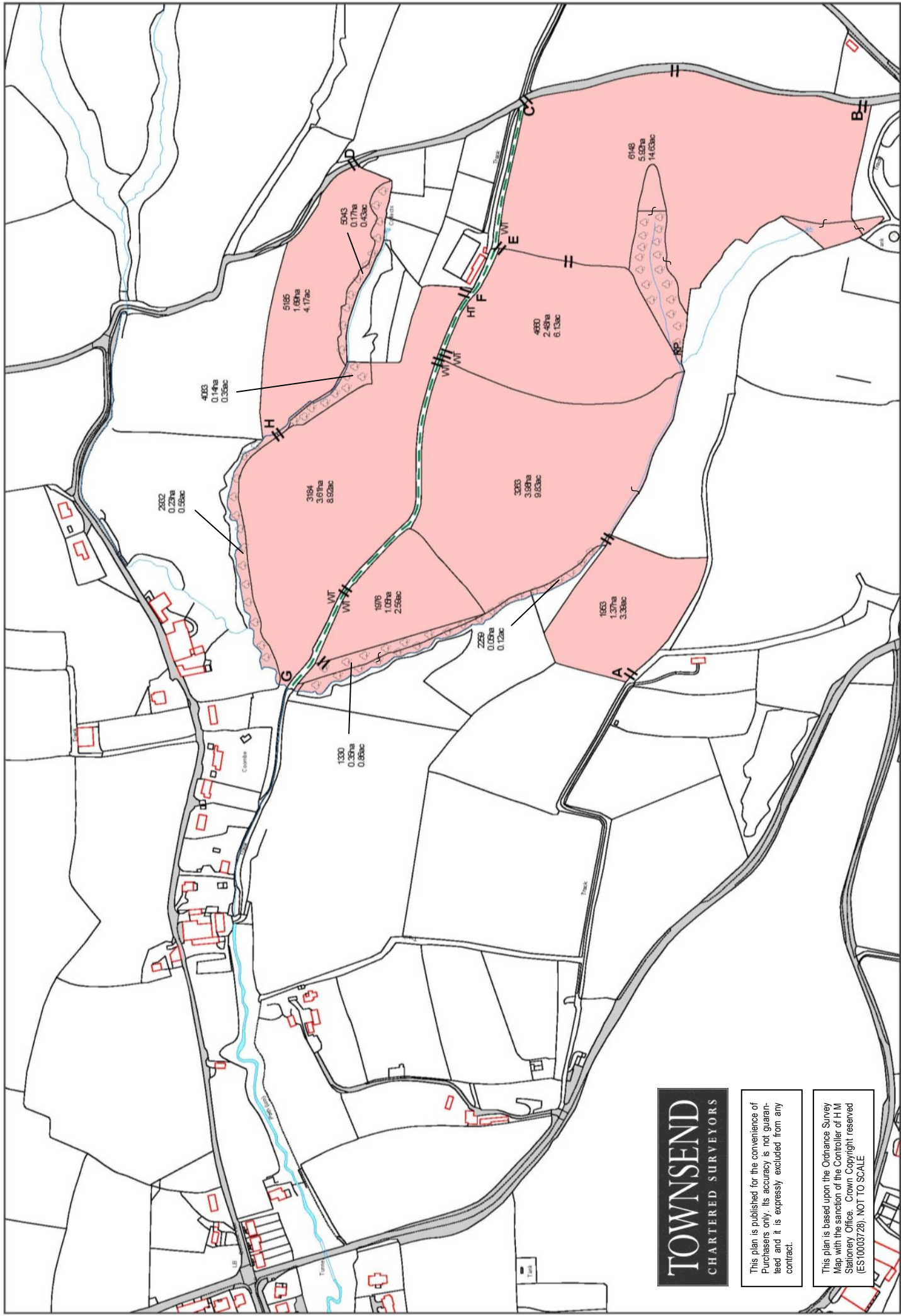
**MISREPRESENTATION DISCLAIMER** Any representations made by the Vendor or Townsend Chartered Surveyors whether orally or in writing and whether made prior hereto or contained herein is believed to be correct but its accuracy is not guaranteed. The Purchaser acknowledges that he has satisfied himself as to the accuracy thereof by inspection, measurement, search or otherwise and that he has entered into the contract on reliance upon his own researches and not reliant upon any such representation made by the Vendor or Townsend Chartered Surveyors.

Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

Photos Taken: 19.05.15 & 25.09.15







**TOWNSEND**  
CHARTERED SURVEYORS

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