

EAST ANSTEY COMMON

EXMOOR NATIONAL PARK



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TA22 9RY

Dulverton about 3.5 miles
A361 about 7.5 miles
(Distances are approximate)

Extensive parcel of open moorland

Excellent run of open moorland

Multiple road access points

Within Exmoor National Park & Barle
Valley SSSI

Freehold, with vacant possession
available

In all about 139.27 acres





SITUATION

East Anstey Common is located on the southern fringes of Exmoor National Park, just west of the market town of Dulverton and north of the A361 North Devon link. The land comprises an extensive area totalling approximately 139 acres and is a notable run of highly accessible moorland. On the southern side, the land is mainly level with the land sloping slightly to the north. The site could be well suited to a number of activities, from grazing and amenity to conservation.

There are multiple road access points.

LOCAL AUTHORITY

Exmoor National Park Authority
Exmoor House, Dulverton, Somerset TA22 9HL

SERVICES

There are no services connected to the land.

THE SPORTING RIGHTS

The sporting rights are not included in the sale.

VALUE ADDED TAX

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

FOOTPATHS & RIGHTS OF WAY

The property is offered subject to, or with the benefit of, all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

There are bridleways crossing the land.

DESIGNATIONS

The land is within the South Exmoor SSSI (Site of Special Scientific Interest) and SAC (Special Areas of Conservation).

There are ancient monuments across the site.

The land is within Exmoor National Park.

The land is registered under the Countryside and Rights of Way Act 2000 Public Access Land.

ENVIRONMENTAL STEWARDSHIP

The land is entered into a Higher Level Stewardship expiring 31st October 2028. Further details available from the selling agent, Savills.

POSTCODE

TA22 9RY

 what3words

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VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

IMPORTANT NOTICE

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BH 23.10.20. Capture Property 01225 667287.

