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Agricultural Sales

01769 572042

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ON THE INSTRUCTIONS OF MR R WERNER

**149.72 ACRES OF GRASS KEEP FOR GRAZING
WITH SHEEP
MAJORITY STOCK FENCED IN 1 BLOCK**

**AVAILABLE AS 4 LOTS NEAR HIGHER HOUSE FARM,
TWITCHEN, SOUTH MOLTON, EX36 3LS**

**FOR SALE BY INFORMAL TENDER
PLEASE SEE ATTACHED PLAN**

THE LOT WILL BE LET FROM 1ST OCTOBER 2026 UNTIL 28TH FEBRUARY 2027
(SEE SPECIAL DETAILS BELOW)

TENDERS CLOSE: MONDAY 21ST SEPTEMBER 2026 AT 12 NOON

TENDERS TO BE SUBMITTED IN WRITING ON THE ATTACHED FORM TO:

STAGS, 29 THE SQUARE, SOUTH MOLTON, DEVON, EX36 3AQ

FAO BEN SLAWSON

(01769 572042 or 07464 869674 or b.slawson@stags.co.uk)

**PLEASE MARK ENVELOPE 'HIGHER HOUSE' – CALL TO ENSURE ANY TENDER
HAS BEEN RECEIVED**

SCHEDULE – SEE PLAN ATTACHED

SPECIAL NOTES

The successful applicant must tend their own stock.

The successful applicant must obtain a temporary CPH (Holding) Number for the land from the Animal & Plant Health Agency (APHA)

The incomer must limit feeding livestock in wet conditions in particular with ring feeders which are likely to create long lasting damage. Discussions are encouraged with the owners but portable feeding methods which limit treading or scarring of the ground are preferred.

Grazing for sheep is permitted from 1st October 2026 – 28th February 2027.

The licensee may apply Farmyard Manure (FYM) or Slurry on the ground upon agreement with the vendor.

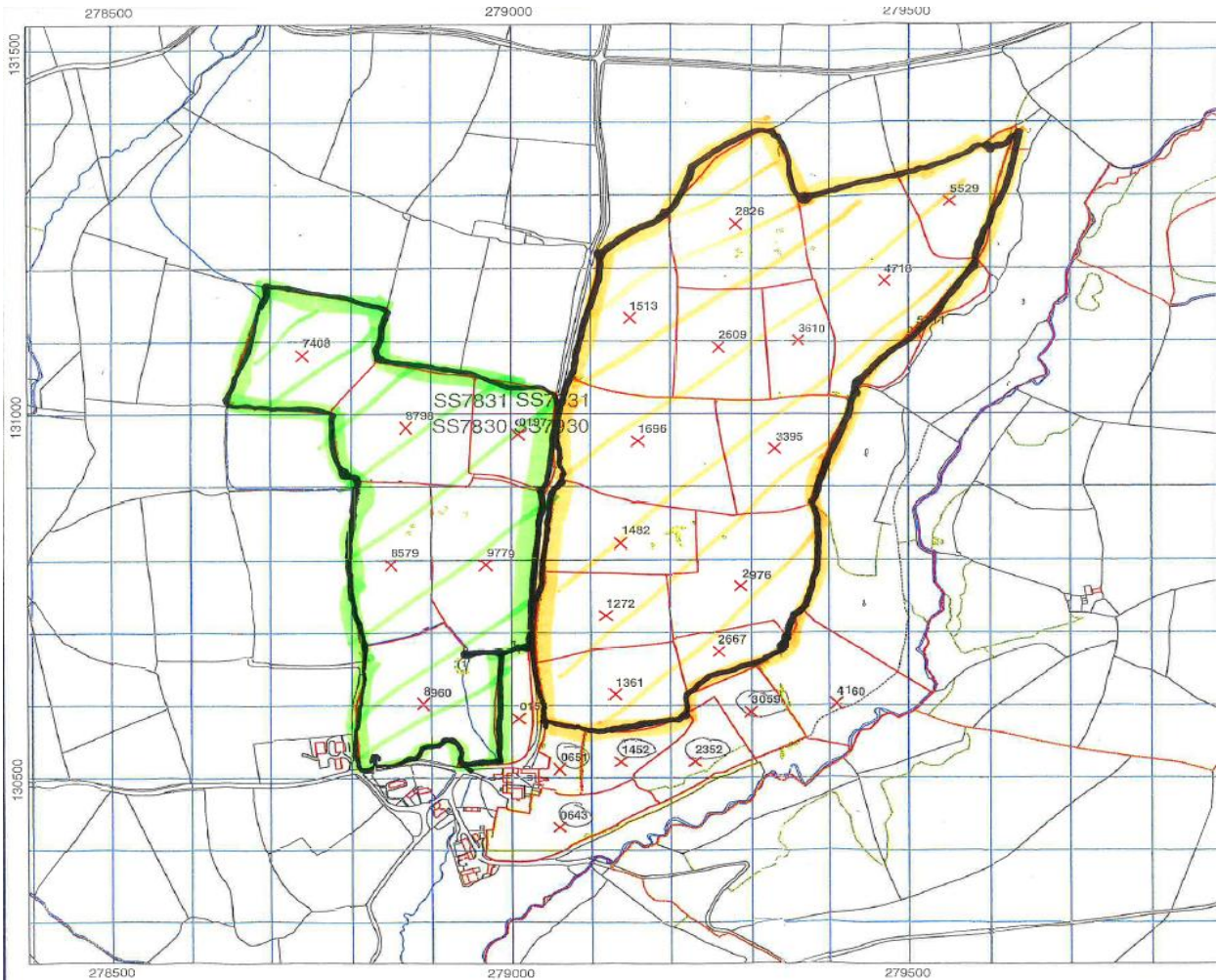
The licensee must ensure the land is stocked sufficiently to reduce the amount of seeded grass and ensure the grass is grazed tight.

No Basic Payment, subsidies or schemes are to be claimed

LOT 1 – ‘HIGHER HOUSE EAST’ HIGHLIGHTED GREEN ON MAP BELOW (Viewing by Appointment)

- Stock fenced boundary
- Road access from fields 8960 (W3W Rails.Compose.Flask) & 0197
- Most fields contain a water supply
- Gently sloping permeant pasture

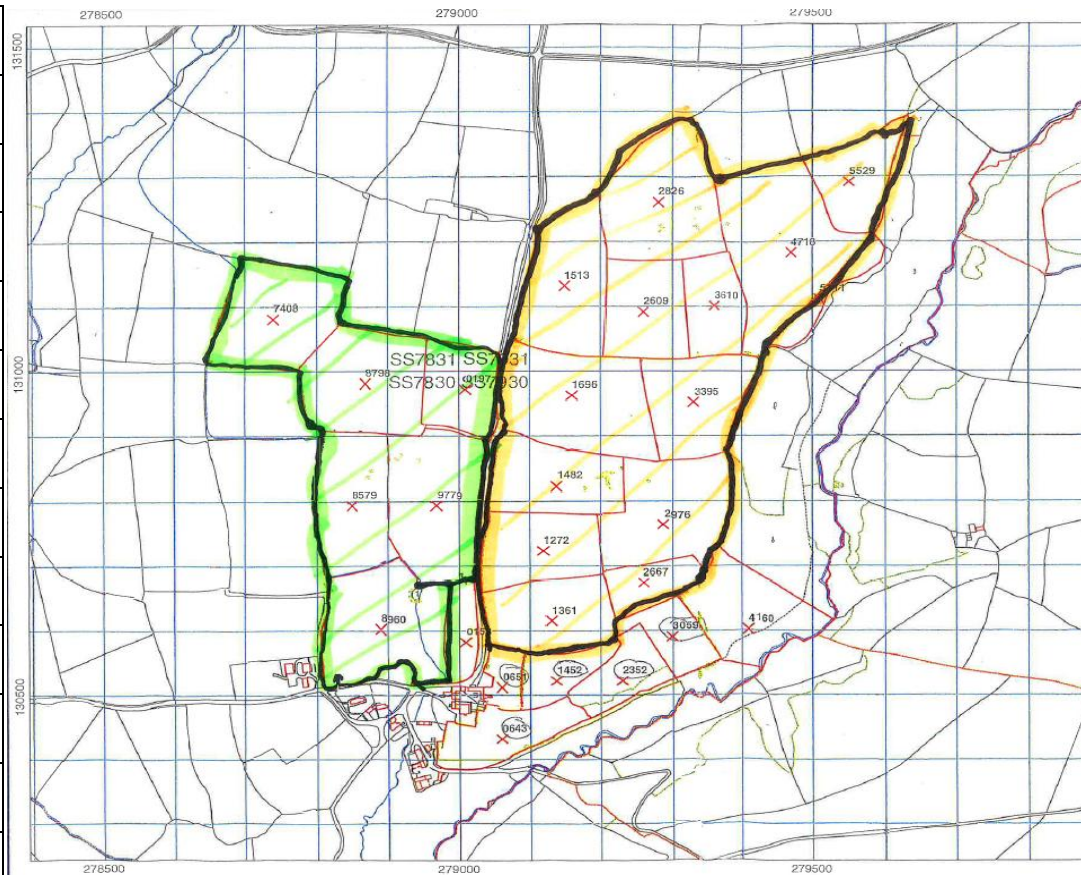
Field Number	Hectars (Acres)
7408	2.44 (6.03)
8798	2.62 (6.47)
0197	1.35 (3.33)
8579	2.13 (5.26)
9779	2.79 (6.89)
8960	2.81 (6.94)
TOTAL	14.14 (34.92)



LOT 2 – 'HIGHER HOUSE WEST' HIGHLIGHTED ORANGE ON MAP BELOW (Viewing by Appointment)

- Stock fenced boundary
- Road access from fields 1696 (W3W Cliff.Included.Cooked) & 1513 & 1361
- Temporary water supply needed & can be supplied if agreeable
- Gently sloping permeant pasture

Field Numbers	Hectares (Acres)
1361	1.89 (4.67)
2667	0.81 (2.0)
1272	1.76 (4.35)
2976	2.63 (6.5)
1482	1.92 (4.74)
1696	3.05 (7.53)
3395	2.03 (5.01)
1513	2.44 (6.03)
2609	1.68 (4.15)
3610	1.28 (3.16)
2826	2.85 (7.04)
4718	3.58 (8.85)
5529	1.38 (3.41)
TOTAL	27.3 (67.45)



LOT 3 – ‘BALL ALLOTMENTS’ HIGHLIGHTED BLUE ON MAP BELOW (Viewing on foot with Particulars at Hand)

- Stock fenced boundary
- Road access (W3W Fire.Hips.Stiffly)
- No water supply
- Gently sloping permeant pasture

Field Name	Total Hectares (Acres)
Ball Allotments	16.05 (39.68)



LOT 4 – ‘WHITE POST FIELD’ HIGHLIGHTED BLUE ON MAP BELOW (Viewing on foot with Particulars at Hand)

- Stock fenced boundary
- Road access (W3W Talkative.Roving.Olive)
- No water supply
- Gently sloping permeant pasture

Field Name	Total Hectares (Acres)
White Post Field	3.10 (7.67)



TENDER

I/WE HEREBY OFFER A TOTAL SUM OF:

LOT 1 – ‘Higher House East’ (34.92 Acres)

£/ac

Words

For the grass keep on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

LOT 2 – Higher House West’ (67.45 Acres)

£/ac

Words

For the grass keep on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

LOT 3 – ‘Ball Allotments’ (39.68 Acres)

£/ac

Words

For the grass keep on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

LOT 4 – ‘White Post Field’ (7.67 Acres)

£/ac

Words

For the grass keep on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

WHOLE – ‘Higher House East & West’, ‘Ball Allotments’ & ‘White Post Field’ (149.72 Acres)

£/ac

Words

For the grass keep on the above-mentioned land. I/We will agree to observe and perform terms and conditions contained within the tender details if my/our offer is accepted.

This offer is subject to contract, and I/We agree that in the event of this offer being accepted we shall sign a contract and be able to complete the purchase prior to the land being grazed

NAME(S):

ADDRESS:

.....

HOME NO: MOBILE:

EMAIL ADDRESS:

SIGNED: DATED:

There is no obligation to accept any or the highest tender.

On acceptance of the offer the purchaser shall also undertake to provide the agents with payment in full at the start of the agreement for the tender amount and sign three copies of the agreement required by each party.

Please complete and send this form to Stags, 29 The Square, South Molton, Devon. EX36 3AQ. FAO Ben Slawson by 12 noon on Monday 21st September 2026. Tel: 01769 572042 or 07464 869674. Please mark envelope '**Higher House**'