

GRASS KEEP FOR SALE BY INFORMAL TENDER

at

**Land known as The Prairie land North of Tor Down, Exbourne, EX20
3QU**

Approximately 58.95 acres available in one lot

To cut and/or graze with sheep and cattle

1st June 2026 to 31st October 2026

Prepared By:

**T Theobald
Kivells
Holworthy Agri-Business Centre
New Market Road
Holworthy
Devon
EX22 7FA**

Tel: 01409 253275

Email: toby.theobald@kivells.com

DESCRIPTION**Grass Keep at Land known as The Prairie land North of Tor Down, Exbourne, EX20 3QU**

The keep is offered as one lot as follows;

To graze and or cut

- Approximately 58.95 acres all down to permanent pasture.
- No attention given.
- Mains water present (to be paid separately by metred charge)
- Parish road access
- Single cut permitted if desired
- Ability to spread granular fertiliser (ground condition permitting)
- What3words location: ///waxing.blank.uneearthly

TERMS

1st June 2026 to 31st October 2026

ENVIRONMENTAL STEWARDSHIP SCHEMES

The land is not within any Environmental Stewardship Scheme, but the Landowner reserves to enter one should they wish.

LICENCE FEE

The licence fee to be paid in two equal instalments on 1st June 2026 and 1st August 2026.

TENDER DOCUMENTS PROCEDURE

Tenders to be submitted marked "Land known as The Prairie land North of Tor Down, grass keep" and sent to the Kivells Holsworthy office no later than 12 noon on **Tuesday 19th May 2026**. The Licensor is not bound to accept the highest or any particular tender.

VIEWING

Prior appointments to be made via:

Toby Theobald – 01409 253275 email: toby.theobald@kivells.com

LAND PLAN



LAND KNOWN AS THE PRAIRIE LAND
NORTH OF TOR DOWN
MAP FOR IDENTIFICATION PURPOSES ONLY
CROWN COPYRIGHT RESERVED
KIVELLS OS LICENCE NO. 100043231

FORM OF TENDER FOR

Land known The Prairie land North of Tor Down grass keep

I/We:

Of

Postcode:

Tel. No:

Hereby tender the sum of:
(PLEASE STATE TOTAL AMOUNT NOT PER ACRE)

£..... (58.95 acres)

I/We understand that neither the highest nor any tender will necessarily be accepted.

Signed:

Name(s):

Date:

**All tenders to be submitted no later than 12 noon Tuesday 19th May 2026
in a sealed envelope marked "Land known as The Prairie land North of Tor Down, Grass Keep"
and addressed to Toby Theobald, Kivells, Holsworthy Agri-Business Centre, New Market Road,
Holsworthy, Devon
EX22 7FA**

No Tenders shall be opened until the deadline.