

SHOOTING RIGHTS TO LET ON THE HARDICOTT ESTATE

MILTON ABBOT, DEVON, PL19 8PZ



RARE OPPORTUNITY TO RENT THE SHOOTING RIGHTS OVER APPROXIMATELY 796 HA
(1967 ACRES) OF UNDULATING FARMLAND AND MIXED WOODLAND



Rare opportunity to rent the shooting rights over approximately 796 ha (1967 acres) of undulating farmland and mixed woodland.

This well established West Country shoot has previously been managed in hand by the Estate owners and has more recently been let.

The shoot has an excellent reputation of producing sporting and challenging high pheasants.

The shooting rights cover both in hand and let farmland and in hand mixed woodland.

Description

The Hardicott Shoot has for the past nine seasons been let. The emphasis has been on producing quality pheasants across undulating farmland and woodland in a spectacular West Country environment.

The shoot has 10 established principal drives, utilising 4 large release pens. During the 2017/18 season the shoot held 27 formal driven days with an additional 2 beaters days. Average bags per day were of between 250 and 500 head. Average returns on birds released over the last three seasons are 35%.

Situation

The shoot is located to the south of the village of Milton Abbot in rural west Devon.

It is approximately 40 miles from the centre of Exeter, and 23 miles from Plymouth. Mainline railway stations with trains running directly to London are Plymouth Railway Station which is approximately 21 miles and Exeter St David's Train Station 42.8 miles from Milton Abbot.

Shooting Rights

The shooting rights cover farmland (both in hand and let) and woodland.

Included, there are sporting rights reserved over third party landowner's land and also sporting rights rented in over third party landowner's land. See indicative shoot plan attached.





Various aerial views of the shoot



Cover Crops

Previous shoot tenants have established game cover crops across the estate to improve the quality of the shooting. Up to approximately 273 acres of cover crops have been established in the past. The location of the plots are identified on the attached plan. The shoot tenant is responsible for the costs of establishing, maintaining and the management of the plots. A separate game cover crop rent is paid per acre.

Buildings

There is a range of general purpose farm buildings located at Coombe Farm that are currently used as a base for the shoot. The buildings provide a building for beaters to meet and eat, an area for a cold store, storage for machinery and equipment, feed silos and parking facilities.

These facilities can be made available to rent.

Farming and Subsidies

The landowner and its tenant farmers claim Basic Payment from the RPA and have entered land into the Countryside Stewardship Scheme. The shoot tenant is to work with the farming interests so as to not compromise such schemes and payments.

Staff

The current shoot tenant directly employs keepers. Previous tenants have engaged the services of a shoot manager. The landowner would like to see a similar arrangement continue. The shoot has an established team of helpers who assist the shoot staff and who offer support and take part in beating and picking up on shoot days.

Staff Accommodation

The current tenant rents two residential properties from the Estate as accommodation for the game keepers.

- 2 Coombe Lodge – 2/3 bedroom detached house with large garden and outbuildings.
- 2 Harragrove - 3 bedroom semi-detached cottage with garden.

Shoot Lunches

A previous shoot tenant has taken shoot parties to Beera Farmhouse, an Estate let farm where the tenant farmer's wife provides shoot lunches and refreshments. Beera Farmhouse also offers bed and breakfast accommodation.

Beera Farmhouse <http://beera-farm.co.uk>



Coombe Farm buildings



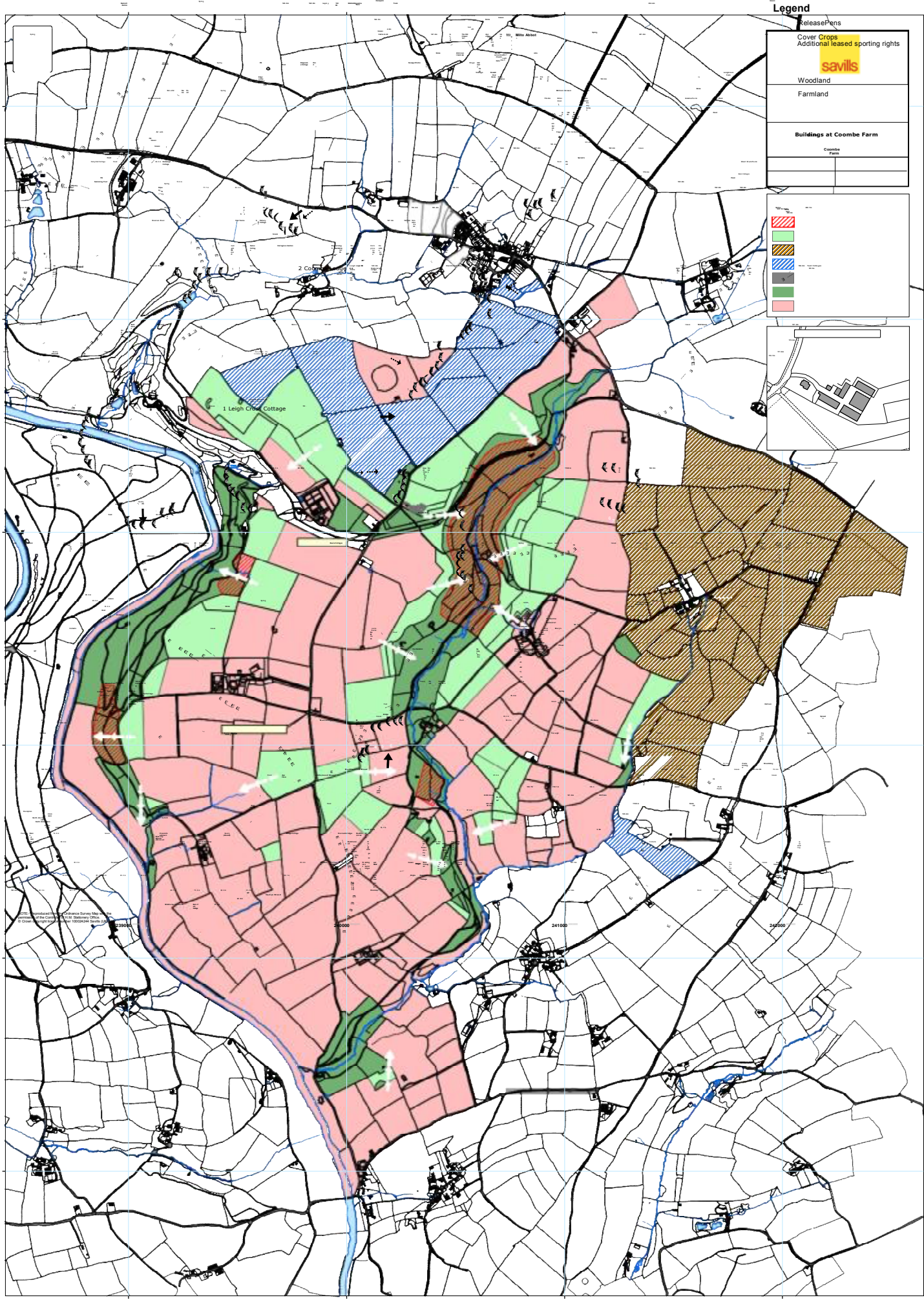
Coombe Valley



Beera Farmhouse (used by previous shoot tenants for shoot lunches)



2 Coombe Lodge



Legend

Release Pens

Cover Crops
Additional leased sporting rights

savills

Woodland
Farmland

Buildings at Coombe Farm

Coombe Farm

1 Leigh Creek Cottage

2 Coombe Farm

171000

Overnight accommodation

The Hotel Endsleigh sits within the heart of the Estate. It is described as a Grade I historic house set in 100 acres of fairytale woodland, follies and grottos created by Humphry Repton. The Duke of Bedford who owned, in his time a third of Devon chose this spot for his fishing and hunting lodge.

Hidden on the edge of Dartmoor, many of the 18 bedrooms have magnificent views of the gardens, the river Tamar and beyond into Cornwall.

Previous shoot tenants have made use of this facility for overnight accommodation.

Hotel Endsleigh <https://hotelendsleigh.com>

Forestry Operations

The woodland is managed on behalf of the Estate by Savills. The Estate will liaise with the shoot tenant on proposed Woodland Management Plans and operations.

Proposed Terms of the Shoot Agreement

An initial term of three years from 2 February 2021.

The Rent to be paid annually in advance from the 2 February 2021.

The rent to be reviewed annually and by the increase in the Retail Price Index (RPI).

The agreement will restrict the number of birds released.

The agreement will allow up to 30 days shooting per season with a maximum of 10 guns.

Family Days – the shoot tenant is to provide for the landowner each season, 2 days of 200 birds and 1 day of 100 birds

Stalking Rights will be excluded from the agreement.

A shoot agreement will be prepared using the letting agents current form of shoot agreement.

Rent

The Shoot rent will comprise:

- A base rent per annum.
- The reimbursement of third party shooting rights.
- Game crop rent at the rate of £230 per acre.
- Coombe Farm Buildings – a rent of £4,000 per annum.
- Cottages:
 - 2 Coombe Lodge - £10,800 per annum.
 - 2 Harragrove Cottage - £9,000 per annum.
- Water – there are various private water supplies. The tenant will contribute to the cost of the water consumed from these supplies as follows:
 - Coombe Farm – Mains water supply – charged on meter readings.
 - Coombe Farm – Private water - £200 per annum.
 - Ford Farm - Private water supply - £200 per annum.
 - Leigh Farm – Private water supply - £200 per annum.

Tender

The shoot is being offered on an informal tender basis. Interested parties are to provide a business plan of their proposals.

Viewing

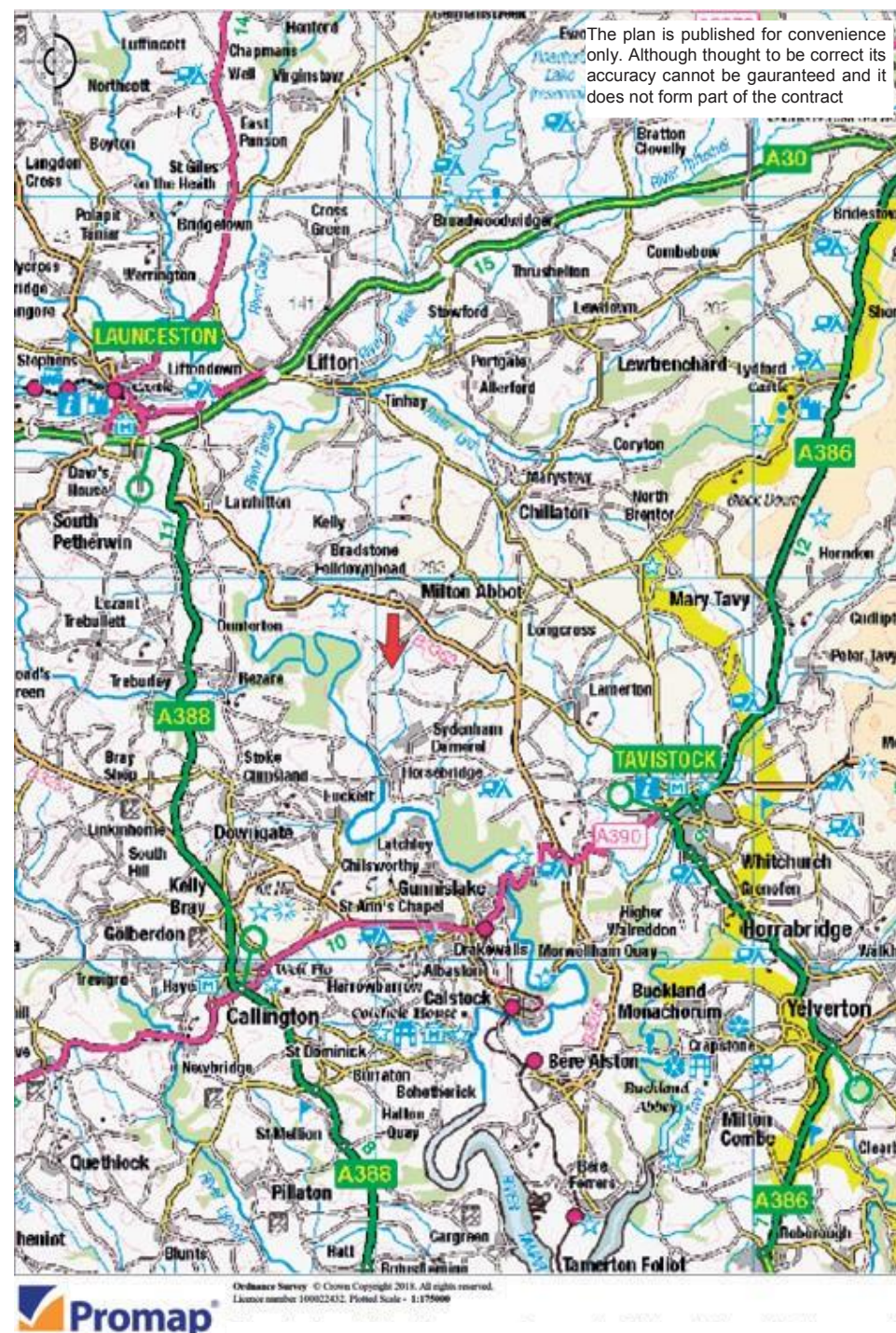
To be arranged strictly by appointment.

Please contact Simon Derby to arrange a viewing:

Tel: 01823 445030 Email:

tauntonlettings@savills.com

Photographs taken in April 2018.





Contact

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