

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

19.67 ACRES OF PRODUCTIVE AGRICULTURAL LAND at

Grange Hill, Bratton Fleming, Barnstaple, North Devon EX31 4TL



Guide Price: £185,000

Exmoor Farmers Livestock Auctions Ltd



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DESCRIPTION

An excellent opportunity to acquire 19.67 acres of pasture land with road access and mains water.

The land is situated to the south side of the council road that links the A399 to the village of Bratton Fleming, being approximately half a mile from the centre of the village and a short distance only from the A399. The land is predominantly level, being divided in to three fields with majority of the boundaries being hedge and bank with the benefit of a mains water supply and a trough in each field.

RURAL PAYMENTS AGENCY & SCHEMES

The land is registered with the Rural Payments Agency and is currently not within any countryside Stewardship or other environmental schemes. Therefore the perspective purchaser has the opportunity to enter a scheme of their choice for either revenue and/or capital works.

METHOD OF SALE & POSSESSION

The land is offered for sale by private treaty. The fields are freehold property with vacant possession upon completion.

VIEWING

The Agents would be grateful if any prospective purchasers could contact them before viewing the land, so that the owners can be notified.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and Charges Register of the Registered Title together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

FUTURE DEVELOPMENT

The land is sold subject to an overage clause for future development to the benefit of the current owners. The overage clause will be 25% of the increased value for a period of 20 years to include any or all developments but not agricultural buildings but would include all residential buildings including any with planning ties attached. For further details please consult with the Agent.

PLANS, AREAS & SCHEDULES

The plans are for identification purposes only.

OTHER INFORMATION

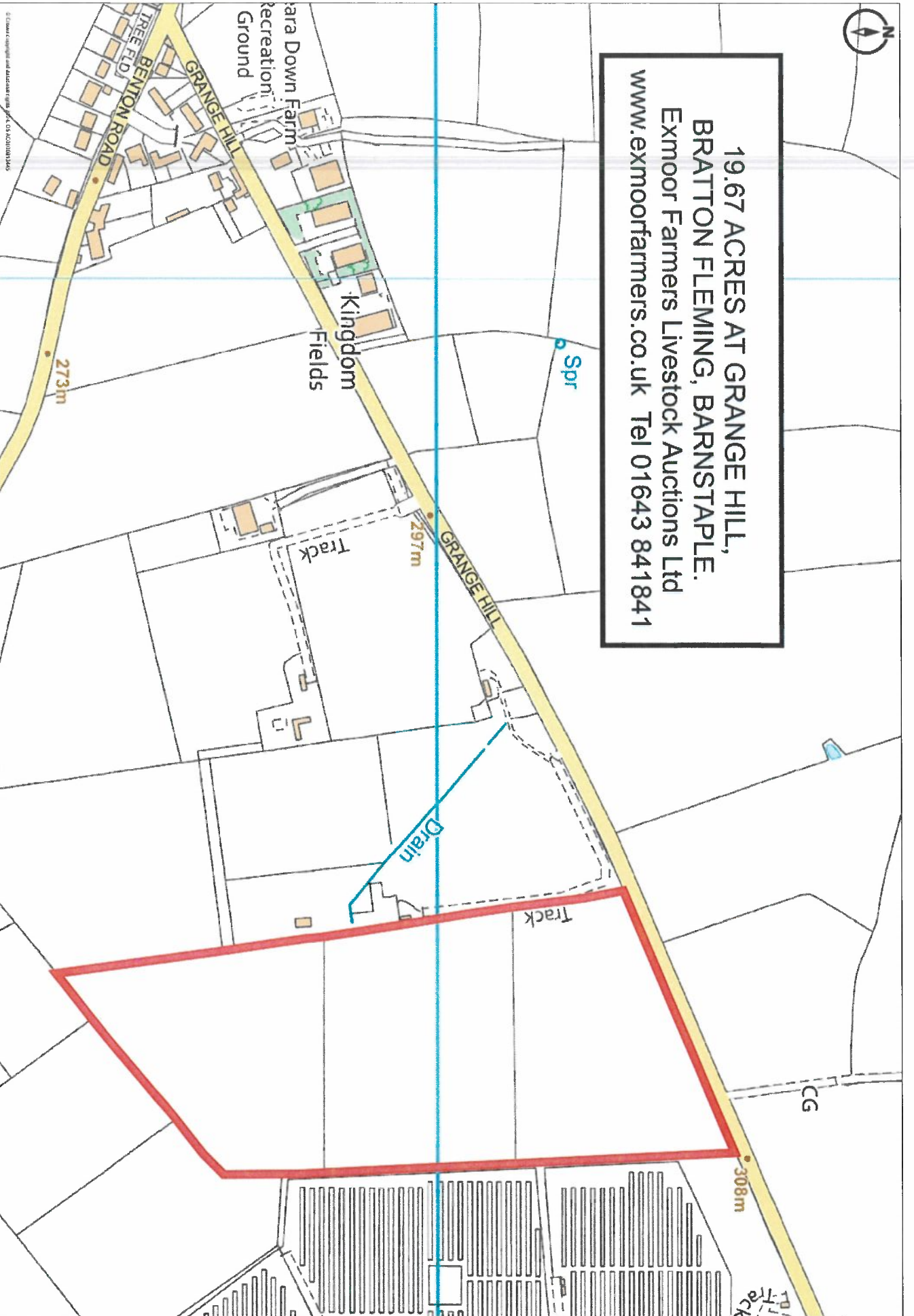
A sale board is located at the gate providing access to the property from the council road.

Important Notice

1. These particulars are prepared for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. All statements, whether written or verbal and whether contained in these Particulars or otherwise made, in relation to the property or its value are made without responsibility on the part of Exmoor Farmers or their Clients and no warranty or representation whatsoever is given in relation to such matters. Exmoor Farmers, nor any of its employees, has any authority to make or give any representation whatsoever in relation to the property.
3. Any areas, measurements or distances given are approximate only.



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