

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

11.1 ACRES OF PRODUCTIVE AGRICULTURAL LAND at

Purwell Down, Stony Corner, Combe Martin, North Devon



Guide Price: Excess of £85,000

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset TA24 7DT

Tel: 01643 841841 Email: exmoorfarmers@exmoorfarmers.co.uk

www.exmoorfarmers.co.uk



DESCRIPTION

Exmoor Farmers are delighted to offer 11.1 acres of pasture land with excellent road access at Purwell Down, Stony Corner, Combe Martin. The land is situated to the south west side of Stony Corner and has road access from two sides. It is a short distance from the town of Combe Martin and easily accessible from all directions. The land is predominantly level being one enclosure with hedge and bank boundaries to three sides and a natural water supply being an over-flow from land on the north side of the road.

RURAL PAYMENTS AGENCY & SCHEMES

The land has not been entered in to any Countryside Stewardship or other environmental schemes. Therefore, the prospective 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 field is freehold property with vacant possession upon completion and is registered on the HM Land Registry.

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.

PLANS, AREAS & SCHEDULES

The plans are for identification purposes only.

OTHER INFORMATION

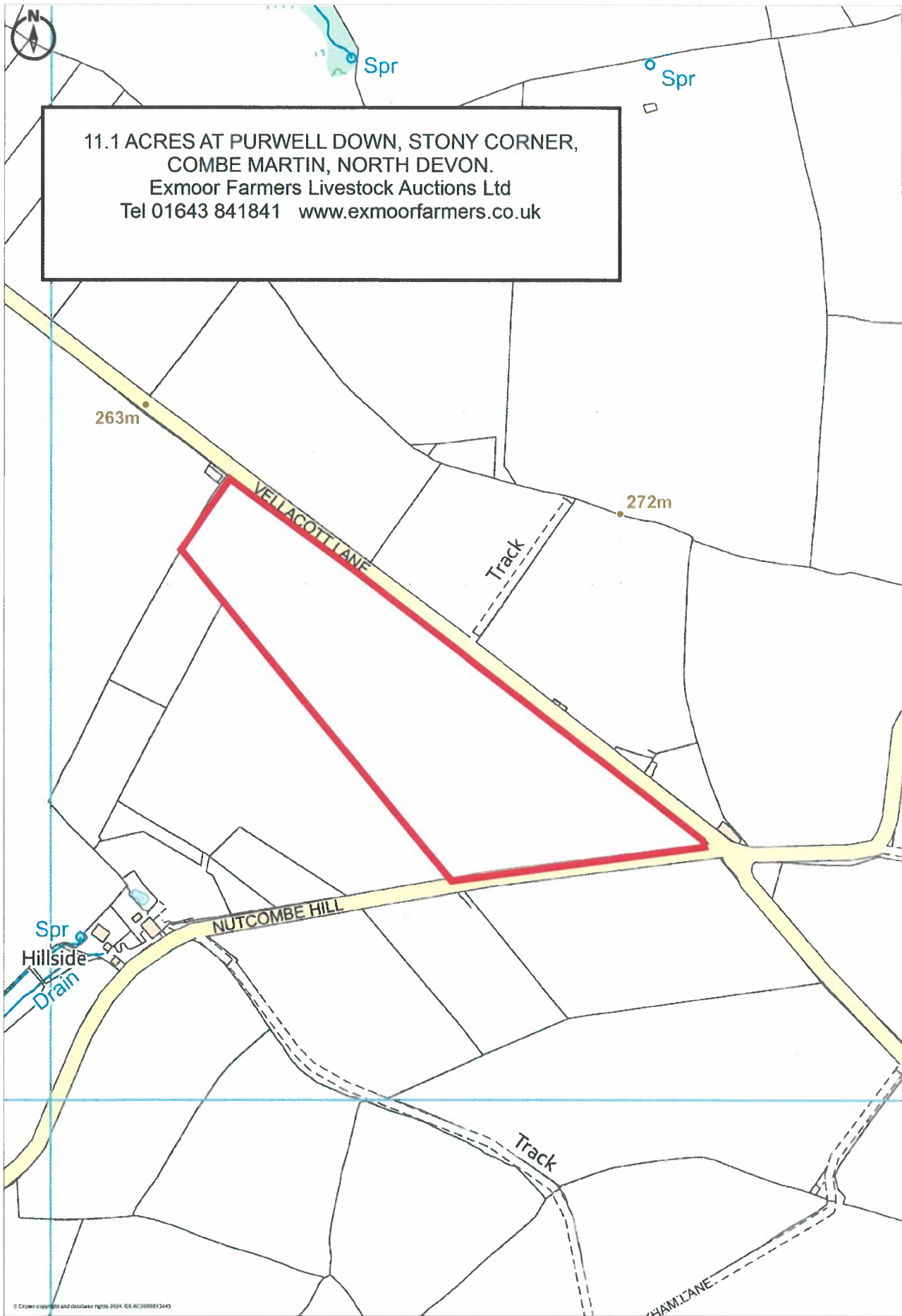
A sale board is located adjacent to the land on the road near Stony Corner.

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.



11.1 ACRES AT PURWELL DOWN, STONY CORNER,
COMBE MARTIN, NORTH DEVON.
Exmoor Farmers Livestock Auctions Ltd
Tel 01643 841841 www.exmoorfarmers.co.uk



© Crown copyright and database rights 2024. OS AC0000813445