

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

LAND AT MILL LANE, EXFORD, MINEHEAD, SOMERSET

4.32 acres in total

Available as a whole or in two Lots

Lot 1 – 3.02 acres (blue) Lot 2 – 1.32 acres (red)



GUIDE PRICE:

In excess of

£50,000.00

as a whole

DESCRIPTION

An attractive and rare opportunity to acquire one or two parcels of land adjacent to Mill Lane on the north-west side of Exford, a short distance only from the village. Each Lot has gated roadside access and are permanent pasture paddocks, surrounded by hedgerow and bank boundaries.

METHOD OF SALE & POSSESSION

The land is offered for sale by private treaty, through the sole agents Exmoor Farmers. The property is freehold 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.

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.

