

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

6.35 ACRES OF AMENITY/PASTURE LAND at

Haggington Hill, Berrynarbour, Ilfracombe, North Devon



Guide Price: £30,000

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 6.5 acres of pasture/amenity land to the west side of Berrynarbour with access from Haggington/Pitt Hill as shown on the attached plan, outlined in blue. The land offers prospective purchasers a rare opportunity to acquire 6.5 acres close to Berrynarbour with a variety of opportunities for future use depending on the purchasers wishes and possibly subject to any necessary planning permissions.

METHOD OF SALE & POSSESSION

The land is offered for sale by private treaty. The property is 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.

RURAL PAYMENTS AGENCY & SCHEMES

The land has been entered into any Countryside Stewardship scheme which can be transferred to a purchaser if they so wish.

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.

ACCESS

A new access to the land is proposed following the blue route shown on the attached plan, being mainly following an existing stone track from Pitt Hill at the north side. Access would be for vehicles, animals or pedestrian use and purely and solely for the access to the land offered for sale. Upon agreement of a sale, the vendor will agree with the purchaser the last length of the access adjacent to the land and agree the exact point of access.

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.



6.35 ACRES AT HAGGINGTON HILL
 BERRYNARBOR.
 Exmoor Farmers Livestock Auctions Ltd
 Tel 01643 841841 www.exmoorfarmers.co.uk