

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

10.6 ACRES OF PRODUCTIVE AGRICULTURAL LAND at

Yeoland Lane, Swimbridge, Barnstaple, Devon EX32 0QU



Guide Price: In the region of £100,000

Exmoor Farmers Livestock Auctions Ltd



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DESCRIPTION

Available to the market for the first time in many years, 10.6 acres of productive, early growing pasture land with excellent road access. The land is situated to the north side of Yeoland Lane being a short distance from the village of Swimbridge and with easy access to the nearby hamlet of Yarnacott, also the village of Landkey and closeby the town of Barnstaple.

The A361 North Devon link road is a short distance to the south side of the property. The land is south facing being one enclosure bordered by a mixture of hedge banks and fencing with a small wooded area on the west side being predominantly deciduous hard wood trees with a stream on this boundary providing a natural water supply.

RURAL PAYMENTS AGENCY & SCHEMES

The land is registered with the Rural Payments Agency.

METHOD OF SALE & POSSESSION

The land is offered for sale by private treaty. The fields are freehold property with vacant possession upon completion. There is a grazing licence in place for the current grazing season.

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

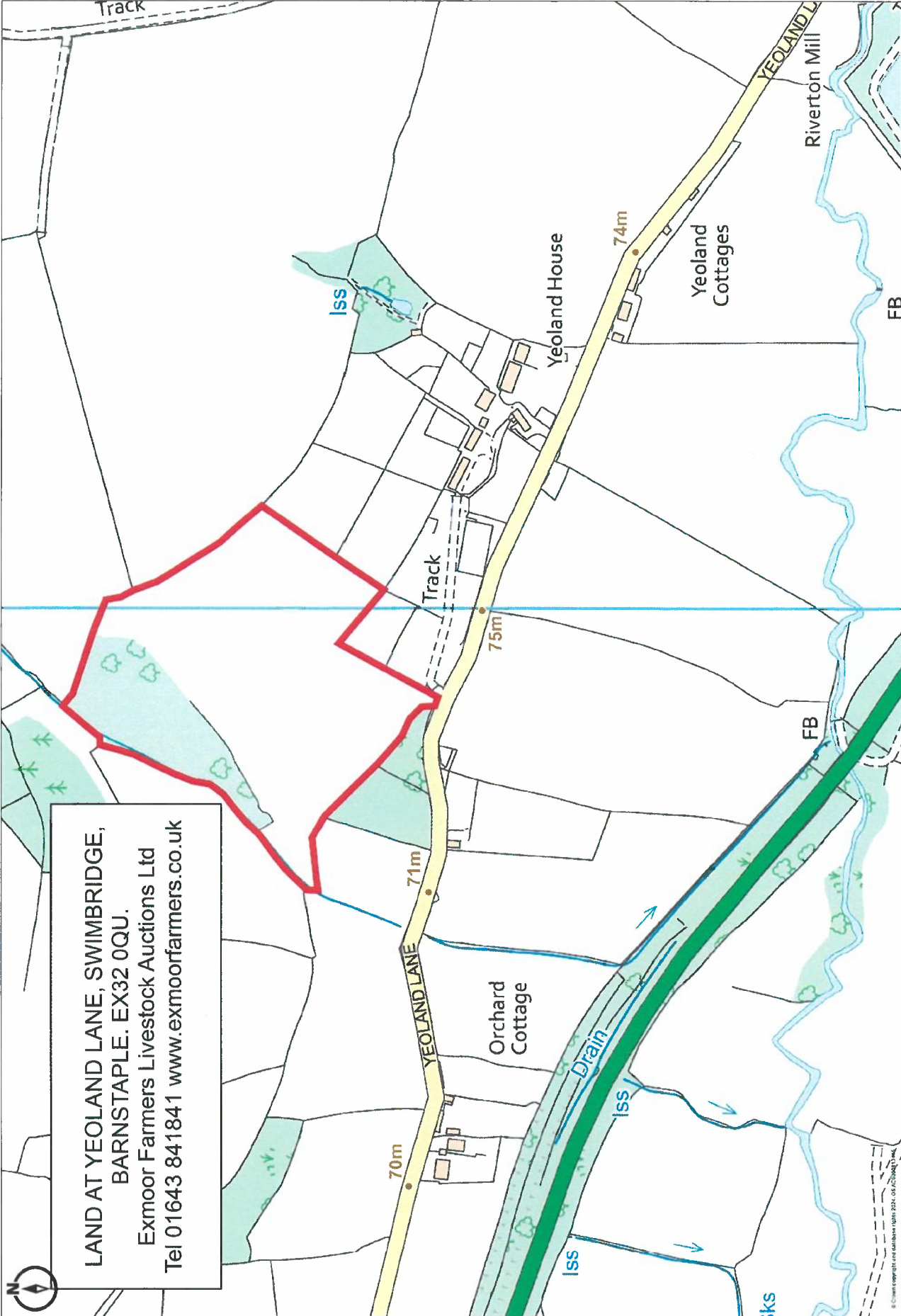
The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and Charges Register of the Registered Title together with all public or private rights of way, wayleaves, easements and other rights of way whether these are specifically referred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

PLANS, AREAS & SCHEDULES

The plans are for identification purposes only.

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.



**LAND AT YEOLAND LANE, SWIMBRIDGE,
 BARNSTAPLE. EX32 0QU.**
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