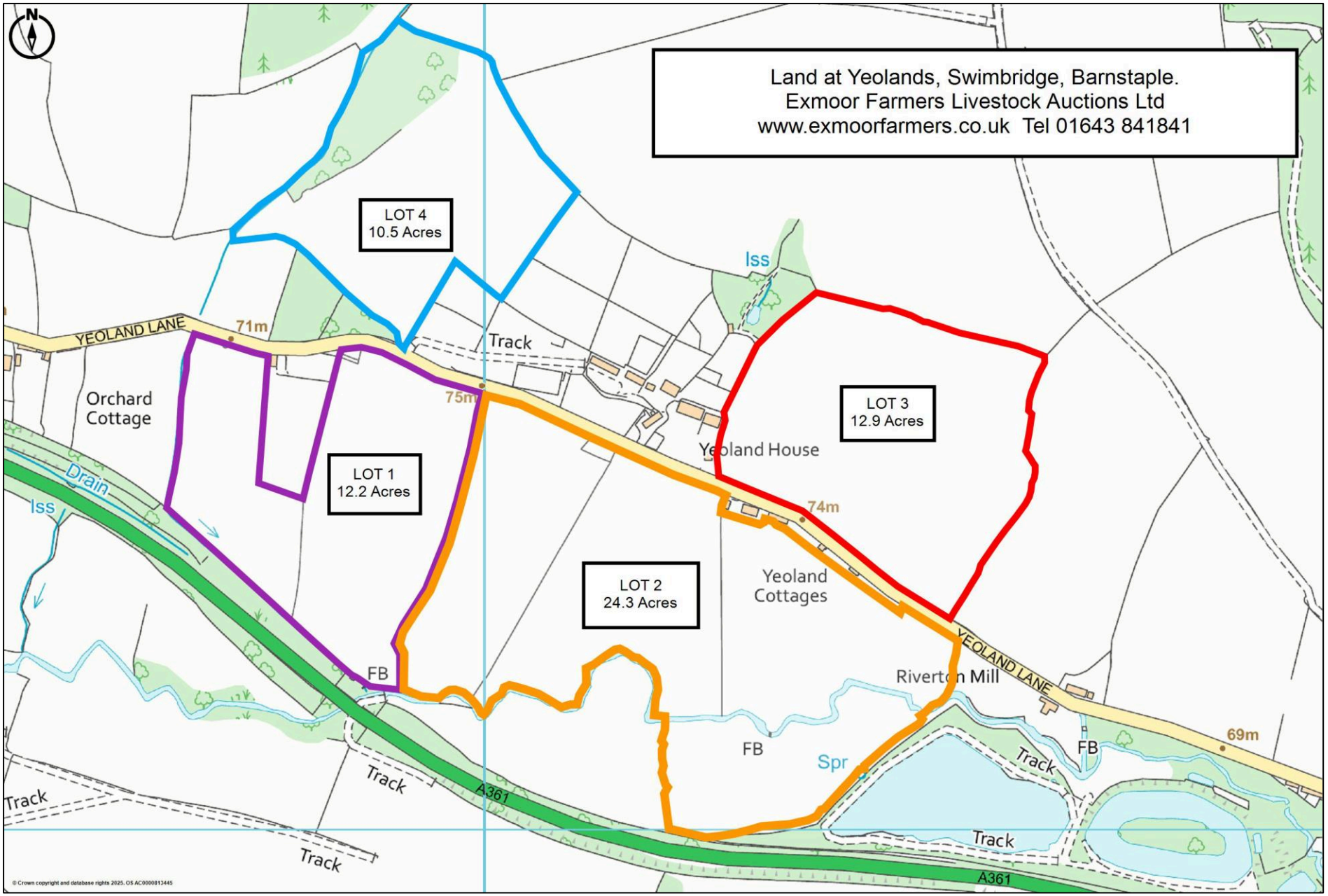
Land at Yeolands Lane, Swimbridge, Barnstaple, Devon EX32 0QU

60 acres approximately- as a whole or in four lots

Exmoor Farmers Livestock Auctions Ltd

Cutcombe Market, Wheddon Cross, Minehead, Somerset, TA24 7DT. Tel: 01643 841841.

Email: exmoorfarmers@exmoorfarmers.co.uk. **Website**: www.exmoorfarmers.co.uk


Land at Yeolands, Swimbridge, Barnstaple.
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LOT 4
10.5 Acres
LOT 1
12.2 Acres
LOT 2
24.3 Acres
LOT 3
12.9 Acres
YEOLAND LANE
71m
75m
74m
69m
Track
Orchard
Cottage
Yeoland House
Yeoland
Cottages
Drain
Iss
FB
Spr
A361
Track
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Land at Yeolands Lane

Swimbridge, Barnstaple, Devon EX32 0QU

60 acres approximately

Available as a whole or in four lots

Lot 1: *12.2 acres pastureland*

Lot 2: *24.3 acres pastureland*

Lot 3: *12.9 acres pastureland*

Lot 4: *10.5 acres pastureland*

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Description: available to the market, an exciting opportunity to purchase up to 60 acres of agricultural land, all being productive, early growing permanent pasture with excellent road access. The land adjoins Yeolands Lane being a short distance from the village of Swimbridge and within easy access to the nearby hamlet of Yarnacott, also the village of Landkey and close by the town of Barnstaple. The A361 North Devon link road is close by on the south side of the property.

Lot 1: 12.2 acres: situated to the south side of Yeolands Lane and in two enclosures of permanent pasture, being level land with the benefit of a livestock handling pen situated adjacent to the lane. Natural water supply. As outlined in purple on the plan.

Lot 2: 24.3 acres: this block also lies on the south side of Yeolands Lane and is currently split into four enclosures, one of which lies to the south side of the river which adjoins the boundary on the south side for the remainder of its length. The land is level permanent pastureland and has the remains of a former barn and yard area situated adjacent to Yeolands Lane on the north side of the land. As outlined in orange on the plan.

Lot 3: 12.9 acres: this block of permanent pastureland comprises one enclosure on the north side of Yeolands Lane, with the benefit of natural water supply. As outlined in red on the plan.

Lot 4: 10.5 acres: also on the north side of Yeolands Lane being one enclosure, predominantly permanent pasture with a southerly aspect. A small area of woodland, predominantly hard wood to the north west side and the western boundary is delineated by the stream, which provides a natural supply. As outlined in blue on the plan.

Rural Payments Agency & Schemes: the land is registered with the Rural Payments Agency and is currently not in any environmental management scheme.

Method of Sale & Possession: the land is offered for sale by private treaty as a whole or in individual lots. The land 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.

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.

Local Authority: North Devon District Council, PO Box 379, Barnstaple, Devon EX32 2GR.

Plans, Areas & Schedule: the plans are for identification purposes only.

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 20% of the increased value for a period of 40 years to include any or all developments but not agricultural buildings but would include all residential buildings including any with planning ties attached. This applies to Lots 1 and 2 only. For further details please consult with the agent.

IMPORTANT NOTICE
Exmoor Farmers Livestock Auctions Ltd. for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Exmoor Farmers or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Exmoor Farmers or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.