Exmoor Farmers Livestock Auctions Ltd

Land for sale at Brayford, Devon, EX32 7QE

- 8 acres of permanent pasture -

South Molton 7 miles – Barnstaple 8 miles

Key Features

- **8 acres of permanent pasture**
- **Set on the edge of the Brayford village**
- **Good road access**
- **Adjacent to the River Bray**

Guide Price: In the region of £70,000

Situation

The land adjoins the southern side of the village of Brayford within the Bray valley. Brayford is a small rural village set just outside of the Exmoor National Park and has a primary school and village hall. A short drive from the historic market town of South Molton, with a supermarket, independent shops and primary and secondary schools.

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

The Land

The 8 acre block of gently sloping and flat pasture comes as one main enclosure bordering the village of Brayford on its northern boundary, the River Bray to the East and the A399 to the West. The pasture excludes a small enclosure used for sewage treatment works. As shown shaded in red on the map.

Accessed via the A399. There is a right of way to the small enclosed Sewage Treatment Works.

Directions

From Aller Cross roundabout take the A399 towards Brayford/Blackmoor Gate. Follow this road for approximately 5 miles and land is to your right. What3words Ref: ///mondays.towers.blown

Rights of Way, Easements, Wayleaves etc.
It is not known that there are any public rights of way crossing the property. The property is offered and as far as required by the vendors will be conveyed subject to all other rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

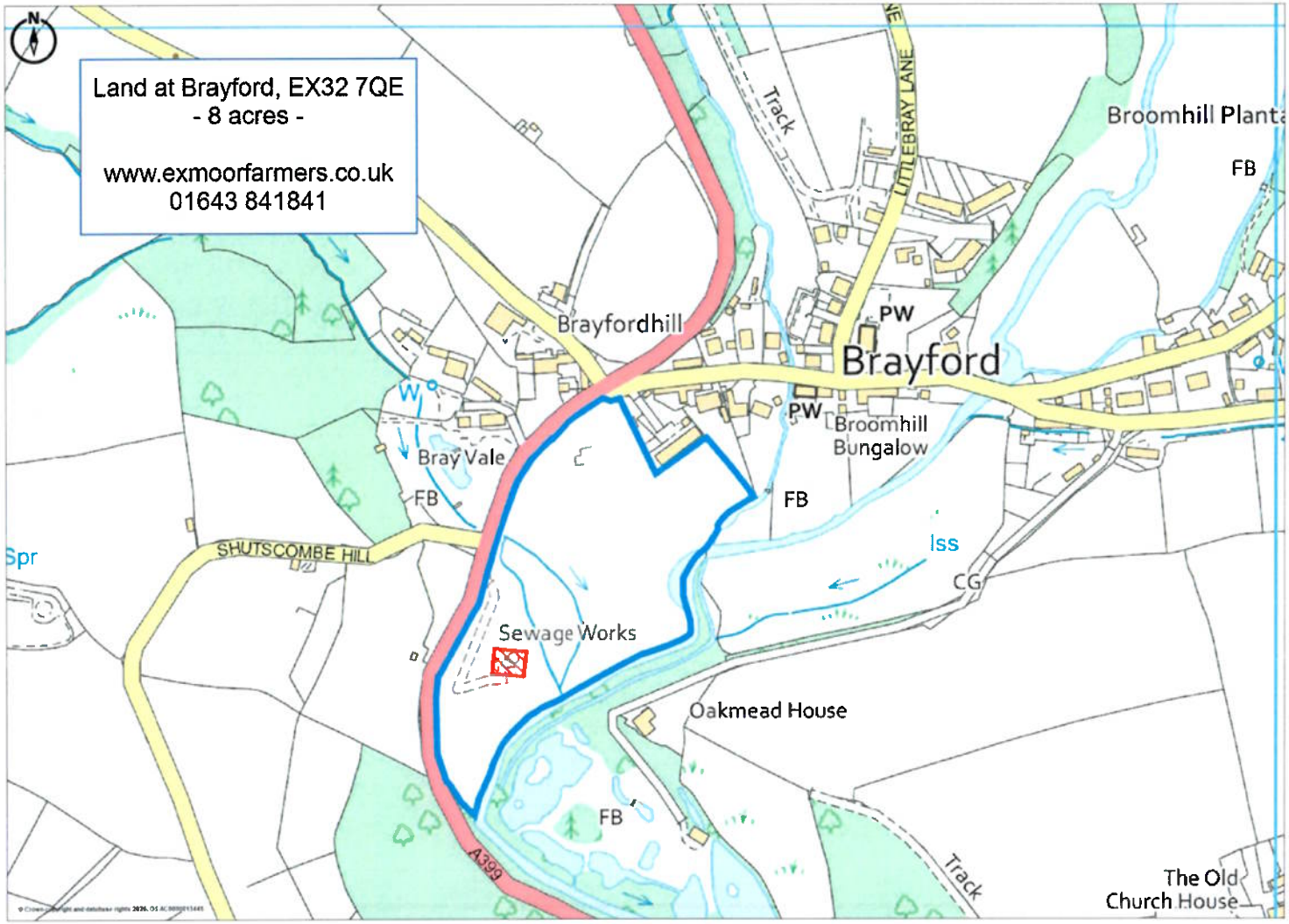
There is a right of way to the small enclosed Sewage Treatment Works.

Sporting Rights
Shooting rights are in hand.

Local Authorities
North Devon Council, PO Box 379, Barnstaple, EX32 2GR.
Telephone: 01271 327711

Viewings
Strictly by a prior appointment with the sole agents, Exmoor Farmers Livestock Auctions Ltd 01643 841841 or
exmoorfarmers@exmoorfarmers.co.uk.

EXMOOR FARMERS
CHARTERED SURVEYORS



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