Exmoor Farmers Livestock Auctions Ltd

Land for Sale

Lowtrow Cross, Upton, Taunton, Somerset TA4 2HZ

0.5 acres of amenity & conservation land

Key Features:

- **Half an acre of amenity land**
- **Excellent road access**

Guide Price: £15,000

Situation

The land adjoins the B3190, which is immediately accessed from the property on its south side. The property lies to the west side of Lowtrow Cross, Upton, being approximately one mile outside of the National Park boundary. The property is also approximately one mile from the village of Upton.

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 half an acre block of amenity and conservation land with a variety of options for use, subject to consents as required.

Directions

From Lowtrow Cross, proceed in a westerly direction on the A3190 and the property will be found approximately 200 metres on the right hand side.

What Three Words reference: somewhere.phantom.headed.

Rights of Way, Easements, Wayleaves etc.

The property is offered and as far as required by the vendors, will be conveyed subject to all the rights of way, easements, wayleaves, privileges and advantages whether specifically referred to in these particulars of sale or not.

Sporting Rights

Shooting rights are not available with the property. All sporting and hunting rights have been retained by a previous owner of the property. There is no right of access for these rights to be used by any third party in the future.

Method of Sale & Occupation

The land is for sale by private treaty.

Local Authorities

Somerset Council.
County Hall, The Crescent, Taunton, Somerset TA1 4DY. Tel: 0300 123 2224.

Viewings

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

Plans & Schedules

The plans are for identification purposes only.

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.

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