Exmoor Farmers Livestock Auctions Ltd

Land for Sale

Leighland, Roadwater, Somerset TA23 0RW

16.6 acres of Permanent Pasture

Available as a whole or in two lots

Lot 1 – 7.4 acres: as outlined in red on the plan

Lot 2 – 9.2 acres: as outlined in blue on the plan

Guide Price: **Lot 1 in excess of £70,000** **Lot 2 in excess of £80,000**

Situation

The land adjoins the hamlet of Leighland, being with Lot 1 being to the north west side and Lot 2 on the southwest side. Road access with the land being easily accessible from the nearby villages of Roadwater, Watford and the town of Williton, which all lie to the north.

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

Lot 1: 7.4 acres of permanent pasture in two enclosures. There is a wooden portable field shelter comprising two loose boxes situated within Lot 1, close to the council road which will be left for the successful purchaser.
We understand that Lot 1 adjoins the footpath at its north east side, in addition to its road access at its southern point. It should be noted that we understand mains water supply is within the council road adjacent to Lot 1 on its southern side and there is also an electricity pole within Lot 1 for which a wayleave is received.

Lot 2: 9.2 acres to the south west of the hamlet of Leighland with road access on its western side.

Directions
From Washford or Roadwater, follow the minor council road in a southerly direction and the hamlet of Leigland will be found on the east side, using the postcode TA23 0RW.

What Three Words: Lot 1: taxpayers.nest.film Lot 2: frail.coconuts.nips

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.

Method of Sale & Occupation
The land is for sale by private treaty with vacant possession available upon completion.

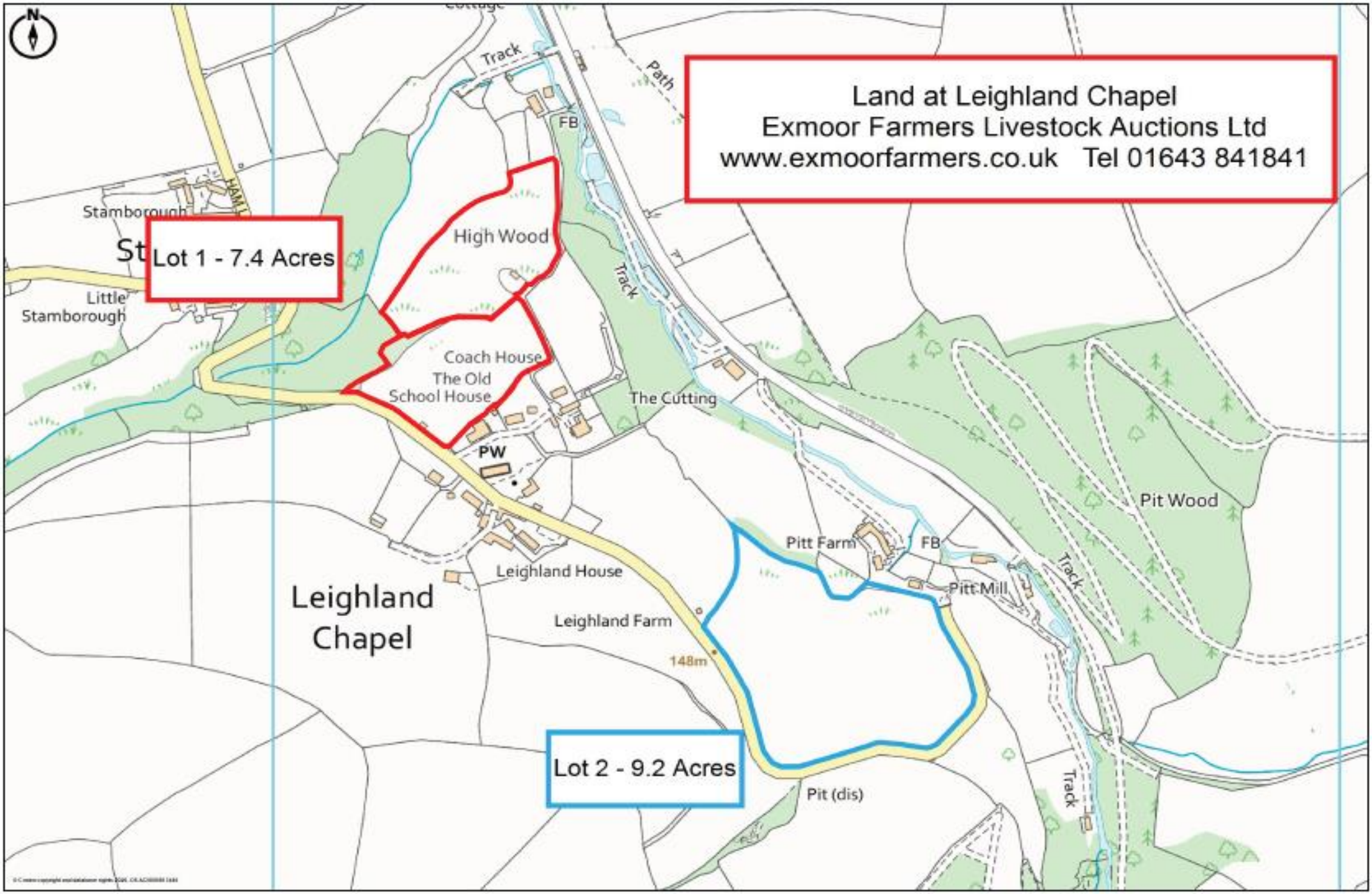
Plans, Areas & Schedules
The plans are for identification purposes only.

Local Authorities
Exmoor National Park
Exmoor House, Kemps Way, Dulverton, Somerset TA22 9HL
Tel: 01398 323665

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

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.

EXMOOR FARMERS CHARTERED SURVEYORS



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