

Exmoor Farmers Livestock Auctions Ltd

FOR SALE

LAND AT BRIDGETOWN, Nr DULVERTON

Extending to 0.9466 Acres (0.3831 ha) of Amenity Pasture Land

AVAILABLE BY INFORMAL TENDER

Tenders close on 14th August 2020 at 5 pm

The land is one parcel and found on the right hand side as you leave Bridgetown on Week Lane and is accessed from the main road, with the benefit of natural water supply.



Promapv2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4



Tel: 01643 841841
Exmoor Farmers Livestock Auctions Ltd
Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT
www.exmoorfarmers.co.uk



Description

Land extending to 0.9466 acres (0.3831 ha). Benefit of road access and a natural water supply.

Basic Payment Scheme

The land has not been registered for the Basic Payment Scheme.

Method of Sale

The land is available by informal tender.

Possession

The land is available with vacant possession upon completion.

Easements, Wayleaves and 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. The hunting rights over the property have been transferred to the Badgworthy Land Company.

Plans, Areas, Schedules and Boundaries

The plan is for identification purposes only. Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the Particulars or plans, or the interpretation of them, the question shall be referred to the vendor's agent, whose decision acting as experts shall be final.

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.

Directions

Take the A396 sign towards Dulverton, after approximately 4 miles on entering Bridgetown Week Lane is found on the right hand side; turn right following Week Lane over the humpback bridge and proceed some 300 yards through the built up area and on leaving the built up area the field is found on the right hand side, identifiable by the for sale board on the gate.

Money Laundering Regulations

If you are the successful purchaser of this property you will be required to produce photographic identification and a utility bill for your current address in accordance with the Money Laundering Regulations. Without identification, a sale cannot proceed.