

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

**7.5 ACRES OF PASTURE LAND AT LODGE LANE,
BRATTON FLEMING, BARNSTAPLE, DEVON EX31 4TP**



**Guide Price:
in the region of £45,000.00**



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DESCRIPTION

A most attractive field comprising 7.5 acres approximately of permanent pasture land with excellent road access. A sheltered field surrounded by hedges with a metal gated access to Lodge Lane and is conveniently situated to the east of Bratton Fleming.

VIEWING

The Agents would be grateful if any prospective purchasers could contact them before viewing the land, so that the owners can be notified.

POSSESSION

The land is for sale and available with vacant possession upon completion.

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.

PLANS, AREAS & SCHEDULES

The particulars are for prepared for guidance only.

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.

