

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

3.237 ACRES OF POTENTIAL DEVELOPMENT LAND (STP) OR AMENITY LAND IN WESTONZOYLAND



GUIDE PRICE: OFFERS IN EXCESS OF £150,000.00



Tel: 01643 841841

**Exmoor Farmers Livestock Auctions Ltd
Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT
www.exmoorfarmers.co.uk**



DESCRIPTION

A well located and accessible block of potential development land STP, situated off Broadstone Road near the centre of Westonzoyland with easy road access and comprising one L-shaped parcel.

Currently laid to permanent grassland with excellent amenity value as a community project or a currently untested development site with a previous successful development comprising Knights Close at the Southern extremity of the site.

SERVICES

Located within the immediate vicinity and could be connected to the Site readily.

TENURE

The property is available for sale as Freehold.

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 & Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these may be specifically referred to or not.

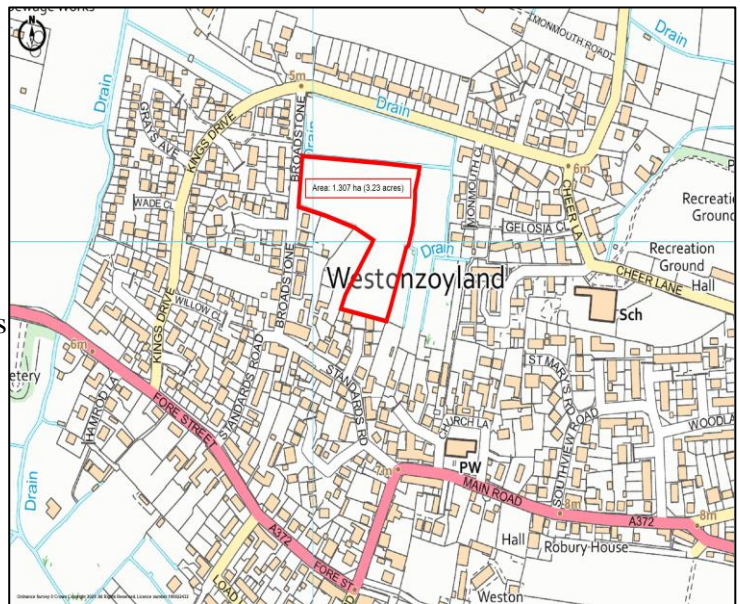


PLANS, AREAS AND SCHEDULES

The plans are for identification purposes only.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent 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 expert 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.