



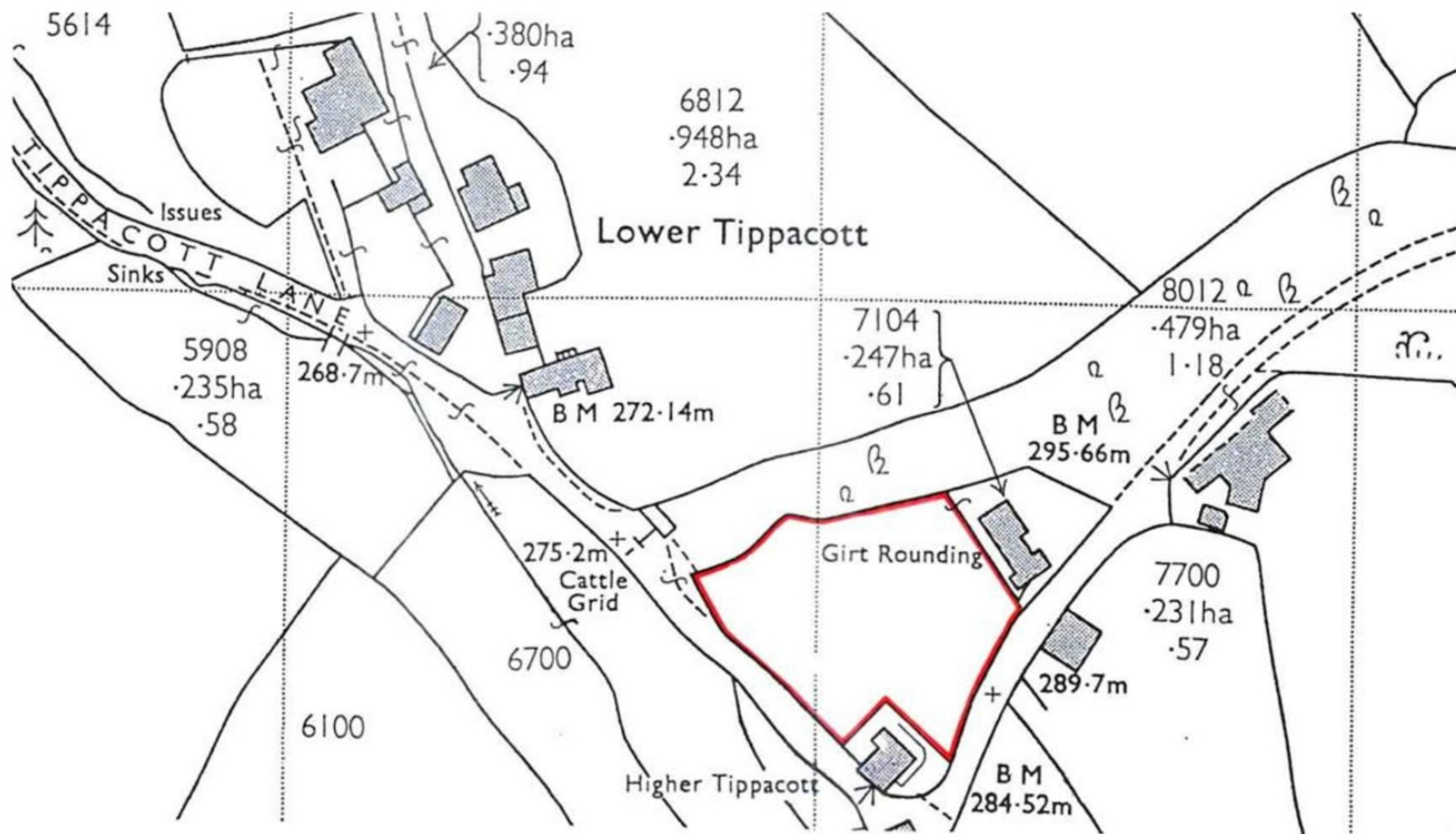
EXMOOR  
PROPERTY



EXMOOR  
PROPERTY



TIPPACOTT  
EXMOOR



0.485 acres LAND OFF TIPPACOTT LANE  
BRENDON, LYNTON - EXMOOR  
EX35 6LP

#### ABOUT THE PROPERTY

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The land comprises a single grass field, sloping gently to the west, and is enclosed by fencing with gated access onto a country lane. In total, the land extends to approximately 0.485 acres (0.19 hectares). Access is gained directly from a country lane via a gated entrance.

#### THE AREA

The land is situated near the village of Brendon, within Exmoor National Park, and lies approximately 5 miles from the coastal towns of Lynton and Lynmouth.

#### SERVICES & OUTGOINGS

There are no mains services connected to the land.

#### METHOD OF SALE AND TENURE

The land is offered for sale by informal tender as a single lot and is held freehold, with vacant possession available upon completion. The deadline for submission of offers is 12 noon on 10th July 2026.

#### DECLARATION

1. The seller is not obliged to accept the highest or any tender.
2. Submission of this tender does not constitute a binding agreement until a formal contract is signed.

#### IMPORTANT NOTES

Rights of way, Easements & Wayleaves - The property is subject to, and with all existing wayleaves, easements and rights of way, whether specifically mentioned or not.













## DIRECTIONS

From our Lynton office, proceed down Church Hill and take the first left onto Lynmouth Hill. Continue up Countisbury Hill, passing the Blue Ball Inn, and remain on the A39 for approximately 1.5 km (0.9 miles). Turn right towards Brendon (signposted 1 mile) and proceed downhill, keeping right and crossing the bridge. After the bridge, bear left and, upon reaching the Brendon sign, continue straight on at the junction onto Cross Lane. Follow this lane for approximately 1.89 km (1.17 miles), where the land will be found on the right-hand side, identified by a For Sale board attached to a five-bar gate.

What3Words

[///airliners.gave.looms](https://www.what3words.com/airliners.gave.looms)

Property Reference #RSE0584

## IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.



INCORPORATING MICHAEL ADEY PROPERTY