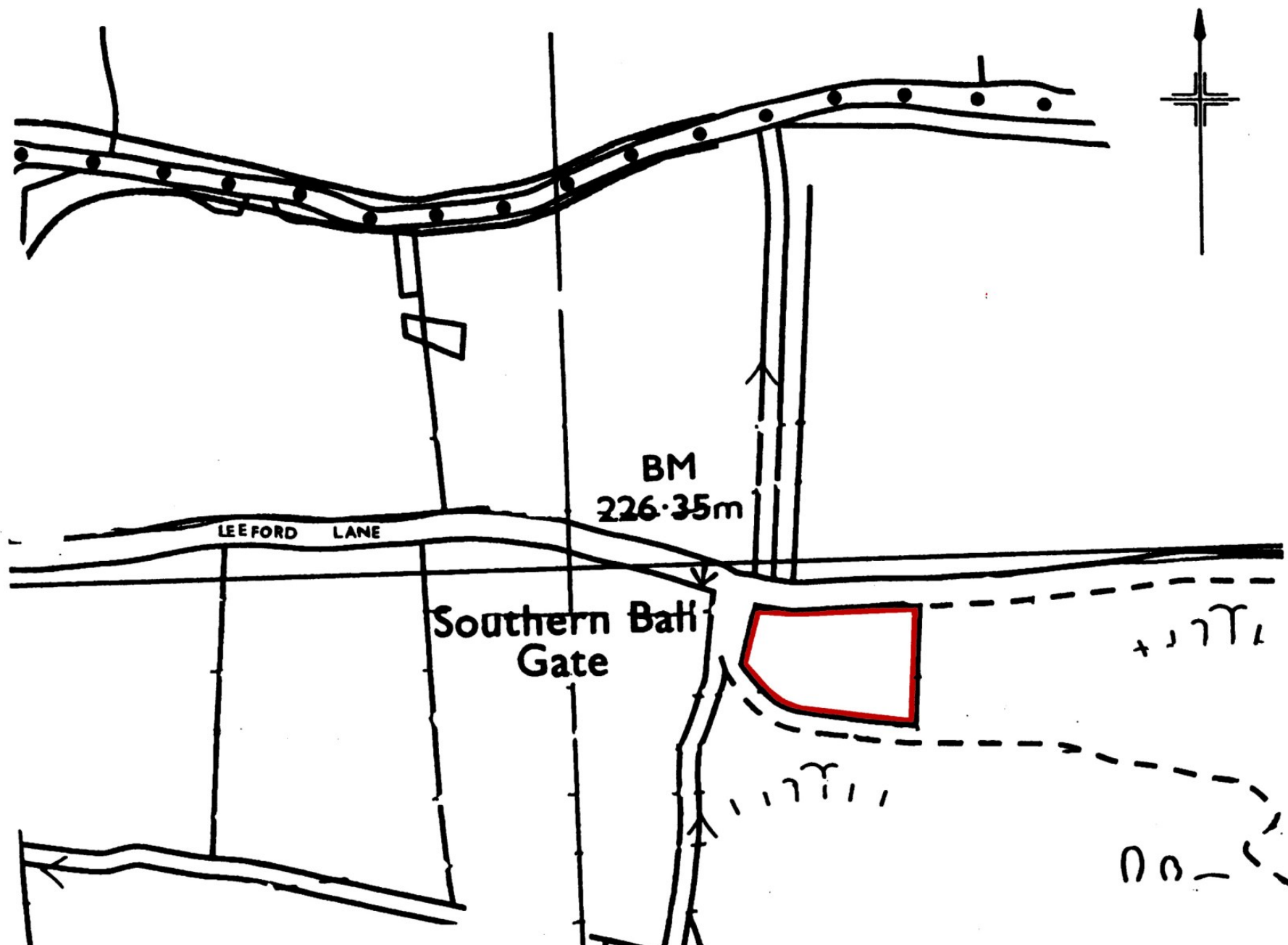




EXMOOR
PROPERTY

LEEFORD
LANE
EXMOOR

Area: 0.893 acres (3614.01 m²)



0.893 acres LAND OFF LEEFORD LANE
BRENDON, LYNTON - EXMOOR
EX35 6PS

ABOUT THE LAND

The land comprises a single grass field extending to approximately 0.893 acres (0.36 hectares), sloping towards the north-west. The field is enclosed by fencing, mature hedgerows and a tree-lined boundary, with five-bar gated access onto a quiet country lane.

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. Public footpaths nearby,

SERVICES & OUTGOINGS

There are no mains services connected to the land.

METHOD OF SALE

Private treaty

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, Turn left onto Leeford Road and proceed for approximately 1.2 miles, passing Longmeadow Campsite. The land can be found on the right-hand side, identified by a **For Sale** board displayed on the five-bar gate.

What3Words

///puzzled.blaze.unlisted

Property Reference #RSE0635

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