



## **FOR SALE BY PRIVATE TREATY**

**3.09 Ha (7.64 Acres ) of Amenity Grassland**

**Located at Long Lane, Luckwell Bridge, Nr Wheddon Cross**



A rare opportunity to purchase a block of amenity pastureland with stunning views across Exmoor located at Luckwell Bridge, near Wheddon Cross. The land has been recently fenced and hedges and banks made. Water will be connected.

**Guide Price £70,000**







### **Description**

Located off Long Lane the land extends to 7.64 acres of amenity pastureland. Recently fenced, banks and hedges made. There will be a water connection completed to the land this summer. The land is all permanent pasture and is gently sloping. Access is via Long Lane a public byway. The land has the benefit of its sporting and hunting rights in-hand. The land is owned Freehold and Vacant possession will be given on completion.

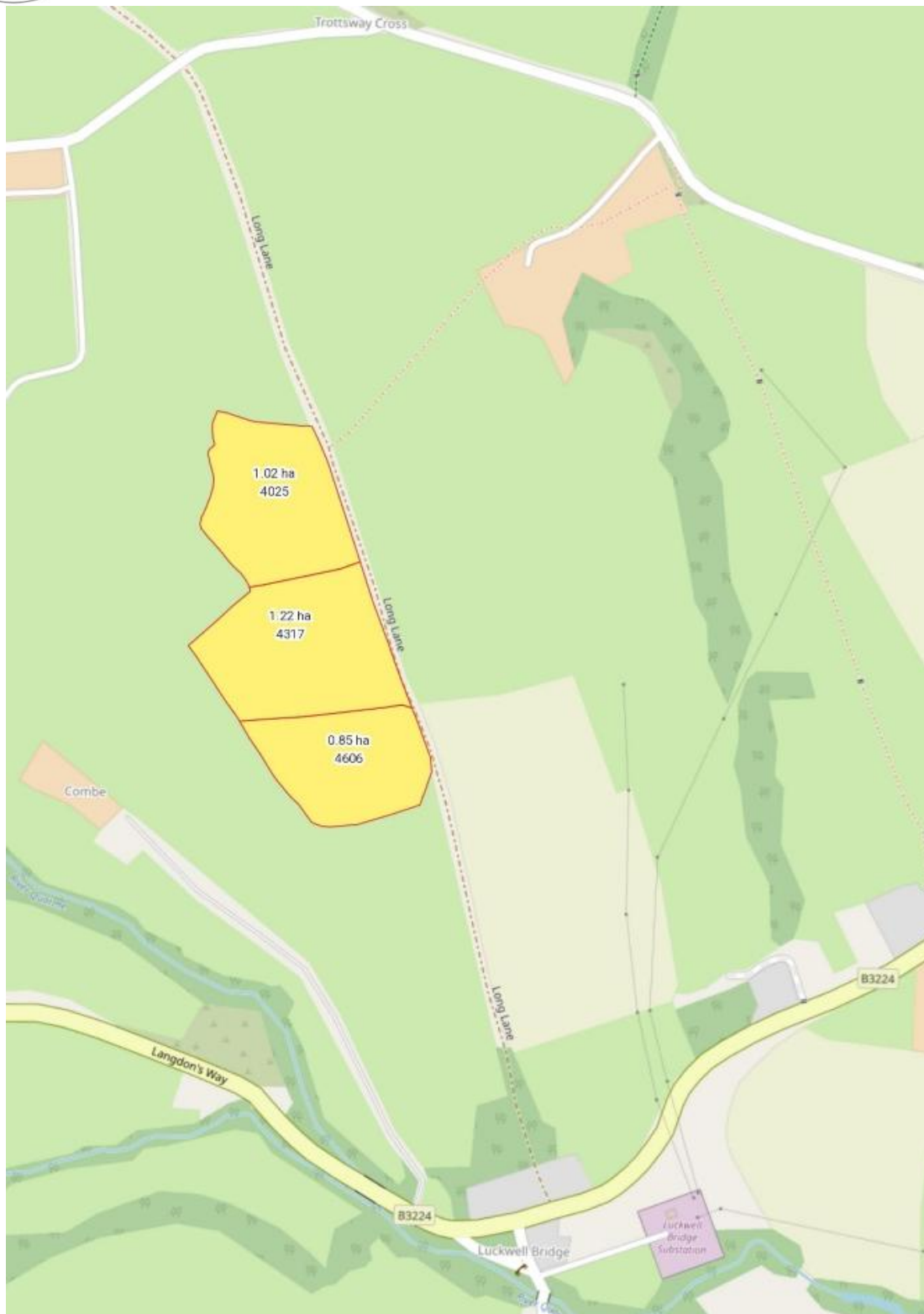
**Directions** from Wheddon cross follow the B3224 West for approximately 1 mile into Luckwell Bridge. Parking is available behind the grass triangle on the left. The land is found after short walk up long lane where the fields are found on the Left. Alternatively access can be gained from the top of Long Lane, where there is limited parking. Access with a 4WD vehicle is possible to the land.

**Local Authority** is the Exmoor National Park Authority. Tel: 01398 323665. [info@exmoor-nationalpark.gov.uk](mailto:info@exmoor-nationalpark.gov.uk)

**Viewings** are strictly by appointment with the selling agents.

**What.3. Words** – voting.scoping.outhouse





**Disclaimer:** Please note: These particulars are prepared as a guide to the property and are not to be relied upon for any purpose. These details do not constitute part of an offer or contract. Purchasers must satisfy themselves. All photographs, measurements, plans and areas are given as a guide only. Whilst we have tried to describe the property as accurately as possible, if there is anything you have concerns over, please ask prior to arranging a viewing.

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