



2.5 Ac Riverside Land, Newbridge, Tawstock, Barnstaple, Devon, EX31 3JH

Best offers over £20,000

AN INTERESTING 2.5 Ac BLOCK OF LAND ALMOST HIDDEN ADJACENT TO A377 THE BARNSTAPLE TO EXETER RAILWAY AND THE RIVER TAW. THE LAND IS ACCESSED FROM THE ADJACENT BRIDGE DOWN SOME STEPS AND LIES ADJOINING THE RIVER TAW.



ACCESS

Access is available from a pedestrian gate off the bridge. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Barnstaple take the A377 south signposted Crediton . Travel through Bishops Tawton and cross the River Taw at Newbridge and park at the junction sign posted Harpie. Walk back over the bridge towards the river on the pavement and the entrance gate to the land will be found on the left hand side with steps dropping down to the land below.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

Planning & Fishing

It is very unlikely any planning to build a house on this land is likely to be achieved. There are no fishing rights included in the sale. The fishing hut is not included.

TENURE

The property is freehold and will be offered for sale with vacant possession.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss

any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

