



## **Barn Nr Bonds Corner, Chulmleigh, Devon, EX18 7AB**

**Price guide £125,000**

CLOSE TO THE VILLAGE OF CHULMLEIGH IN RURAL MID DEVON THIS IS A 45FT BY 30FT AGRICULTURAL BUILDING WITH A ROLLER SHUTTER DOOR CONSTRUCTED APPROX 13 YEARS AGO SET IN JUST OVER 2.5 ACRES OF LEVEL PERMANENT PASTURE WITH DIRECT QUIET ROAD ACCESS AND MAINS WATER CONNECTED.





#### 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.

#### DIRECTIONS

From the centre of Chulmleigh follow the road West out of the town and after a sharp left and a right turn the entrance to the land will be found after a short distance on the right hand side.

#### THE FARM BUILDING

Measuring approx 45 ft by 30ft of steel portal frame construction hardcore floor galvaprime cladding and fibre cement roofing with an electric ( generator driven) roller shutter door this is a substantial building with good road access and mains water connected.

#### THE LAND

The land within which the building sits extends to approx 2.67 Acres of level or gently sloping agricultural land formed by a single enclosure. The field is all down to Permanent Pasture.

#### 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.

#### 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.

#### TENURE

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

#### 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.

