



92.43 Acres land at, Pt East Marsh Farm South Molton, Devon, EX36 3HQ

Asking price £630,000

A BLOCK OF SOUTH FACING PRODUCTIVE PASTURE LAND WITH LANE ACCESS SITUATED APPROXIMATELY 1.5 MILES EAST FROM THE MARKET TOWN OF SOUTH MOLTON IN NORTH DEVON. THE AGRICULTURAL LAND IS SOLD SUBJECT TO AN EXISTING FARM BUSINESS TENANCY WHICH TERMINATES ON THE 31ST MARCH 2021. THE LAND IS DOWN TO BOTH ARABLE AND PASTURE AND INCLUDES A SMALL AREA OF DECIDUOUS WOODLAND.



GENERAL DESCRIPTION

A BLOCK OF SOUTH FACING PRODUCTIVE PASTURE LAND WITH LANE ACCESS SITUATED APPROXIMATELY 1.5 MILES EAST FROM THE MARKET TOWN OF SOUTH MOLTON IN NORTH DEVON. THE AGRICULTURAL LAND IS SOLD SUBJECT TO AN EXISTING FARM BUSINESS TENANCY WHICH TERMINATES ON THE 31ST MARCH 2021. THE LAND IS DOWN TO BOTH ARABLE AND PASTURE AND INCLUDES A SMALL AREA OF DECIDUOUS WOODLAND.

TENURE & FBT

The property is freehold and will be offered subject to the existing Farm Business Tenancy which terminates on the 31st March 2021.

COMPLETION DATE

The completion date is set for Monday 6th April or shortly thereafter.

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.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are not owned by the vendors and are not included with the freehold.

LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

MAPS & PLANS

A plan of the Land to be sold edged in red is attached to these details for identification purposes only.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

