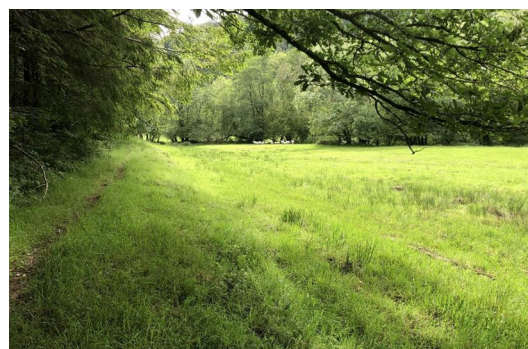




**7.5 acres Land at Loxhore Bridge, Lower Loxhore, Bratton Fleming, Barnstaple,
Devon, EX31 4RS
Guide price £60,000**

These are two enclosures of riverside pasture paddocks linked with a footbridge with road access. The two blocks of land are set in a secluded yet accessible position on the road between Barnstaple and Bratton Fleming in a quiet rural valley. The river meanders through the paddocks and the far paddock is almost hidden from view as it adjoins woodland at the other side of the river and the only access is via the footbridge as mentioned above.



SITUATION

The land is situated at the base of the hill which rises up towards Bratton Fleming at Loxhore Cross on the road from Barnstaple. The land occupies at the base of a valley and sits either side of the river Yeo with a small area of plantation adjacent to the Bratton Fleming to Barnstaple road. The land being level or gently sloping and all down to permanent or rough pasture.

DESCRIPTION

These are two enclosures of riverside pasture paddocks linked with a footbridge with road access. The two blocks of land are set in a secluded yet accessible position on the road between Barnstaple and Bratton Fleming in a quiet rural valley. The river meanders through the paddocks and the far paddock is almost hidden from view as it adjoins woodland at the other side of the river and the only access is via the footbridge as mentioned above.

SERVICES

The river Yeo runs between the two enclosures.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

TENURE

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

MAPS & PLANS

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

LOCAL AUTHORITY

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

DIRECTIONS

From Barnstaple proceed along Bear Street, sign posted Bratton Fleming pass Chelfham Viaduct and travel along the road for a further 3/4 miles or so, where bear left sign posted Loxhore and Loxhore Cross and just as you turn left there is a galvanized gate which leads into the first enclosure. It is possible to park on the Loxhore Cross Road in order to walk into the property.

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.

