



Land at Indewell 65 Ac Swimbridge, Barnstaple, Devon, EX32 0PY

Price guide £340,000

A HEALTHY BLOCK OF 65 ACRES AGRICULTURAL PASTURE LAND STRATEGICALLY PLACED ADJACENT TO THE A 361 BETWEEN BARNSTAPLE AND SOUTH MOLTON. ENTRY TO THE LAND IS ALONG HARDENED TRACKS THE LAND BEING GENTLY SLOPING RUNNING DOWN TO A LEVEL AREA WITH ONE ENCLOSURE LOCATED ON THE NORTH SIDE OF THE A361 ACCESSED BY AN UNDERPASS. THE WESTERN EDGE OF THE LAND RUNS DOWN TO THE EDGE OF SWIMBRIDGE VILLAGE.



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 Aller cross roundabout on the A361 just North of South Molton take the South Molton turning and then the second right signposted Filleigh. Drive through Filleigh and stay on the road towards Swimbridge. After about 1.5 miles and just before Kerscott cross there is a track leading into the land on the right hand side. See plan attached to the sales particulars.

ACCESS

Access is available from the top of Kerscott Hill approx 1/2 mile East of Swimbridge. There is a track edged in red on the plan on the left opposite a layby which follow along past the mobile telephone tower down into the woodland and follow the track around to the left and continue to descend. Stay on this track and the entrance to the land will be found at the end of the track marked with a Nancekivell for sale board. There is a further entrance coming under the A361 from the North again marked in red. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

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.

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.

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.

RIGHTS OF WAY

No / There are Public Rights of Way crossing the land.

SPORTING RIGHTS

The sporting rights are retained by Filleigh Estate.

TENURE

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

AGENTS NOTE

A narrow Strip of land running parrallel with the link road has been sold to Devon County Council by the current owners and is therefore not included in the sale.

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.

