



Stepsfort Holding, Birch Road, Landkey, Barnstaple, Devon, EX32 7PE

Guide price £185,000

A 15 ACRE BLOCK OF PEACEFUL PASTURE LAND WITH BUILDINGS SET IN A QUIET VALLEY ONLY 4 MILES FROM BARNSTAPLE. THE LAND IS RETURNING TO ITS ORIGINAL STATE AND IS CLEARLY A HAVEN FOR WILDLIFE FLORA AND FAUNA. ACCESS IS OFF A QUIET COUNCIL ROAD AND THERE ARE TWO SMALL STREAMS WHICH FLOW THROUGH THE PROPERTY.



DIRECTIONS

The property lies about 4 Miles East from Barnstaple North of Swimbridge. Take the Swimbridge Junction off the A361 and turn left after a short distance stay on this road and take a left under the A361 and continue straight on up Birch Lane which is a council road. After approx 1 Mile the entrance to the land will be found on the right hand side marked with a Nancekivell For Sale Board.

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.

LOCAL AUTHORITY

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

PLANNING

The buildings come with the benefit of full planning permission and the land is used as an agricultural holding. There is currently no residential planning permission to live on site.

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.

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.

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

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

DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk.

