



## **10.5 Acres Land at, Muddiford, Barnstaple, Devon, EX31 4HQ**

**Guide price £75,000**

This is a lovely block of sheltered and peaceful land with direct road access with a pretty stream with both a ford ( vehicle crossing) and a footbridge which runs into a pond in the base of the valley. There is a levelled area just below the access track and a partially completed agricultural building ( no planning). The land itself forms the sides and base of a pretty valley being all down to permanent pasture and surrounded by woodland.





#### THE AGRICULTURAL LAND

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#### 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 Hospital at Barnstaple follow the A39 North out of the town and take the first Left turn on to the B3230 Ilfracombe road which follows the valley. Pass through Muddiford and drive for another half mile or so and on the left is the entrance into the land almost opposite North Lane which runs up to Marwood.

#### ACCESS

Access is available from the adjacent B3230 Ilfracombe road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### 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.

#### TENURE

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

#### WARNING

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

#### 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.

