



18.9 Acres Land at Knowstone, South Molton, Devon, EX36 4RT

Price guide £122,000

TWO LEVEL OR GENTLY SLOPING PASTURE ENCLOSURES SET ADJOINING A QUIET COUNTRY LAND BETWEEN SOUTH MOLTON AND KNOWSTONE CLOSE TO THE SOUTHERN EDGES OF THE EXMOOR NATIONAL PARK.



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 South Molton drive East out of the town square on the B3227 to Bish Mill where turn right and after approx 2miles turn right signposted Ash Mill. A you enter the small village take a left turn and then almost immediately right passing under the A361. Travel along this road for approx 1.5 miles dropping down into a shallow valley and up the other side where the land will be found on the left hand side before cross hill lane which is on the left.

ACCESS

Access is available from the adjacent quiet council single track lane. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

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 edged in Red.

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.

