



The Building Site Prixford, Barnstaple, Devon, EX31 4DX

Price guide £150,000

A LOCAL NEEDS BUILDING SITE SET ON THE EDGE OF PRIXFORD VILLAGE NEAR BARNSTAPLE WITH FAR REACHING VIEWS UP TOWARDS THE EXMOOR NATIONAL PARK IN GLORIOUS NORTH DEVON. ALL MAINS SERVICES NEARBY GOOD SIZED PLOT. NORTH DEVON COUNCIL REF 66342



THE SITE

The planning permission granted shows a 3 bed single storey dwelling taking full advantage of the extended rural views with approx 140m² (1,500sq ft) of floor area inc garage. The necessary services are close by and there is a direct access on to the adjacent council road for the sole use of the dwelling. This is a lovely plot on the edge of a popular village only a short drive from barnstaple.

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 Barnstaple head north through Pilton and on to PRIXFORD village. In the village turn right and the building site will be found on the right hand side after the entrance to Merewood close marked with a Nancekivell For Sale Board.

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. The site for sale is edged in Red.

METHOD OF SALE

The property will be offered for sale by private treaty.

PLANNING

Planning permission was granted for the construction of a single storey dwelling by virtue of planning consent number 66342 decision date 6th July 2020 subject to a local needs occupancy restriction set out in a Section 106 Agreement copy available from the agents and from the North Devon Council website. The occupancy is restricted to those that have lived initially in the parish, adjoining parishes and the local planning authority area for at least five years. Full details from the agents.

SERVICES

Mains electricity mains water and a connection to drainage are all available.

TENURE

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

THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

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.

