



Barn with PP & 7.5 Ac Land, Molland Cross Chulmleigh, Devon, EX18 7EF

Guide price £225,000

A REDUNDANT MILKING PARLOUR SET IN A QUIET RURAL LOCATION APPROXIMATELY 8 MILES SOUTH OF SOUTH MOLTON WITH PLANNING PERMISSION REFERENCE 71750 FROM NORTH DEVON COUNCIL TO CONVERT A REDUNDANT FARM BUILDING INTO ONE DWELLING. THERE IS A FURTHER STORE SHED CONCRETE YARD AND ADJACENT 7.5 ACRES OF SOUTH FACING PASTURE MAKING UP A VERY DESIRABLE DEVELOPMENT OPPORTUNITY.



PLANNING

Planning permission has been granted for the " Conversion of redundant rural building to one residential dwelling" by virtue of planning consent reference 71750 decision date 17th of September 2020 from North Devon Council. The actual planning consent can be downloaded from the North Devon planning portal.

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 take the a B3137 South passing through the village of Meshaw after 5.5 miles and then onto Gidley Cross a further 1.5 miles. Here turn right and go straight across the next crossroads and follow the road until you come to Molland Cross afyter a further 2 miles. Stay on the road for a short distance and the property entrance drive will be found on the left hand side marked with a Nancekivell for sale board.

DILAPIDATED BUILDINGS

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

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 edged in red which is not to scale is included in these details for identification purposes only. The blue, yellow and purple lands are also available by separate negotiation (if not sold)

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Mains electricity & Water are close by.

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.

