



**3.7 Acres Agricultural Land Molland Cross, Chulmleigh, Devon, EX18 7EF**

**Guide price £40,000**

A SINGLE 3.7ACRE LEVEL ENCLOSURE OF AGRICULTURAL PASTURE LAND WITH DIRECT ROAD ACCESS  
MAINS ELEC AND WATER CLOSE BORDERED BY DEVON BANKS SET IN AN EASILY ACCESSIBLE  
LOCATION NEAR TO CHULMLEIGH AND ONLY 8 MILES SOUTH OF SOUTH MOLTON.





#### 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.

#### ACCESS

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

#### 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 after a further 2 miles. Turn right and the entrance gate to the land will be found immediately on the right hand side. 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.

#### 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.

#### LOCAL AUTHORITY

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

#### MAPS & PLANS

A plan edged in purple which is not to scale is included in these details for identification purposes only. The other blocks are for sale by separate negotiation contact the sole agents for full details.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### SERVICES

Mains electricity & Mains water are not connected but are close by.

#### 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.

