



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

**Guide price £100,000**

A 12.5 AC ROADSIDE BLOCK OF THREE PERMANENT PASTURE ENCLOSURES TWO WITH DIRECT COUNCIL ROAD ACCESS LEVEL WITH A GENTLE SOUTHERLY ASPECT BORDERED AND SUBDIVIDED BY DEVON BANKS. THE ENCLOSURES ARE EASILY ACCESSIBLE FROM CHAWLEIGH, CHULMLEIGH AND 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 two gateways along the Northern boundary. 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. Just back from Molland Cross the land 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 blue which is not to scale is included in these details for identification purposes only. The western boundary of the western field will have a stock proof fence erected by the purchaser of the red block. the yellow and purple blocks are available by seperate negotiation.

#### 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.

#### 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.

