



15.5 Acres of Agricultural land, Bratton Fleming, Barnstaple, Devon, EX31 4SF

Guide price £90,000

THIS 15.5 ACRES LEVEL OR GENTLY SLOPING BLOCK OF LAND IS SITUATED WITH FINE VIEWS OVER THE TAW AND TORRIDGE ESTUARY .THERE ARE TWO ENCLOSURES OF AGRICULTURAL PASTURE LAND WITH DIRECT ROAD ACCESS ONTO THE A 399 SOUTH MOLTON TO MARTIN ROAD THE LAND IS SURROUNDED BY DEVON BANKS HAS A STOCK HANDLING PEN AND A NATURAL WATER SUPPLY.



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 399 towards Brayford and Kilmartin after approximately 8 miles past the Exmoor steam Railway on the right hand side. Drive for another mile or so and as the road rises and then dips look for an entrance gate on the left hand side which will have a Nancekivell for sale board on it just before a small copes of trees again on the left hand side.

ACCESS

Access is available from the adjacent A399 South Molton To Combe Martin Road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

TENURE

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

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 which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

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.

