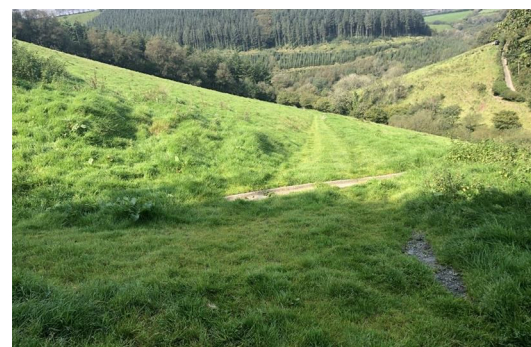




Muxworthy Land 47 Acres Brayford, Barnstaple, Devon, EX32 7QP

Guide price £220,000

A 47 ACRE BLOCK OF FREEHOLD AGRICULTURAL LAND FORMING A PRETTY VALLEY AT THE END OF A COUNCIL ROAD ALL DOWN TO PERMANENT PASTURE WITH A STREAM WATER SUPPLY AND DILAPIDATED AGRICULTURAL BUILDING ALL SET INSIDE THE EXMOOR NATIONAL PARK NEAR TO BRAYFORD IN NORTH DEVON.



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 Malton take the a 399 N. signposted Brayford. Turn right into the village cross the little bridge and bear left at the next junctions signposted Lydcott. Stay on this road for 1.5 miles and the entrance into Muckworthy lane will be found on the right hand side. Take this council lane down into the bottom of the valley over another little bridge passing the agricultural building on the left hand side and after a further short distance as the road rises up there is a gateway entrance into the land on the right hand side.

MAPS & PLANS

A plan edged in red which is not to scale is included in these details for identification purposes only. The blue land is an adjacent 180 acre farm for sale contact the sole agents for further info.

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.

DILAPIDATED BUILDINGS

The building is dilapidated and all viewers inspect the property at their own risk.

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.

