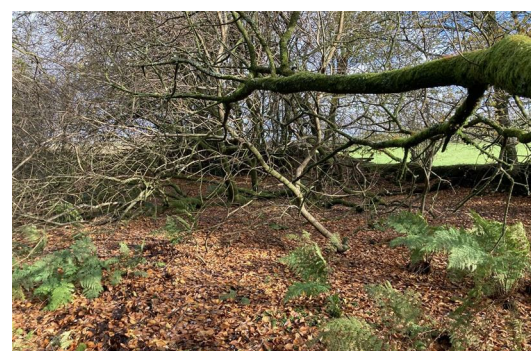
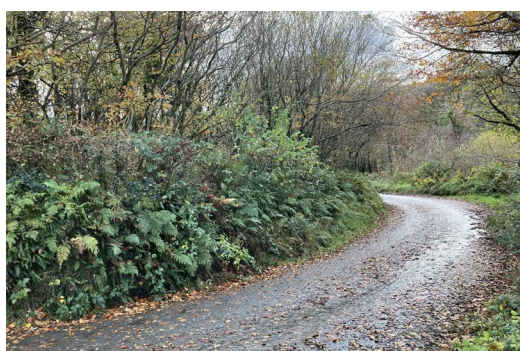




## **1.8 Acres Woodland at Bratton Fleming, Barnstaple, Devon, EX31 4SG**

**Guide price £20,000**

A NATURALLY REGENERATED COPSE OF 1.8 ACRES WOODLAND SET IN AN EASILY ACCESSIBLE LOCATION ADJACENT TO A VERY QUIET COUNCIL LANE WITHIN EASY DRIVING DISTANCE OF COMBE MARTIN, BRATTON FLEMING AND BARNSTAPLE CLOSE TO THE EXMOOR NATIONAL PARK





#### DIRECTIONS

From South molton on the A361 take the A399 North from Aller cross and drive for 9 miles passing Brayford and the junctions to Bratton Fleming. Turn left signposted Exmoor Zoo and travel past along the council road towards Hunnacott where as you descend the hill the woodland will be found on the Left handside marked with a For sale Board.

#### 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.

#### LOCAL AUTHORITY

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

#### 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.

#### MAPS & PLANS

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

#### 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.

