



## **Dilapidated Building and 20 Acres Land, Brayford, Devon, EX32 7QR**

**Guide price £120,000**

AN OPPORTUNITY TO PURCHASE A DILAPIDATED AGRICULTURAL BUILDING SET INSIDE THE EXMOOR NATIONAL PARK WITH AN ADJACENT BLOCK OF ROUGH PASTURE ALL BORDERED BY DEVON BANKS WITH DIRECT COUNCIL ROAD ACCESS.





#### 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 the A361 South Molton junction Aller Cross take the A399 road North for 5 Miles from to Brayford. Turn right into the village cross the river and bear left stay on this road for a further 2.5 Miles to Five Cross Ways here turn left and the land will be found on the left hand side marked with a Nancekivell For Sale Sign.

#### TENURE

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

#### DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk.

#### LOCAL AUTHORITY

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

#### MAPS & PLANS

A plan shown edged in red which is not to scale is included in these details for identification purposes only. The blue land can be purchased by separate negotiation contact the sole agents.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### 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.

