



4.65 Acres Pasture Land, Brayford, Barnstaple, Devon, EX32 7QB

Price guide £40,000

A BLOCK 4.65 ACRES OF LEVEL RIVERSIDE PASTURE LAND SET IN A WELL KNOWN PRETTY SHELTERED VALLEY CLOSE TO NEWTOWN BRIDGE ADJACENT TO THE ROAD FROM SOUTH MOLTON TO COMBE MARTIN CLOSE TO THE EXMOOR NATIONAL PARK.



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 at South Molton turn North on to the A299 at Aller Cross heading for Combe martin Brayford and Ilfracombe, Drive along this road dropping down into the valley and after 3.5 miles just before Newtown Bridge the access gate will be found on the Left hand side marked with a Nancekivell For sale board.

ACCESS

Access is available from the adjacent council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

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.

TENURE

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

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

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.

