



Bishops Tawton Land 5.2 Acres, Barnstaple, Devon, EX32 0AZ

Guide price £40,000

LOCATED CLOSE TO THE EDGE OF BARNSTAPLE AND THE NORTH DEVON LINK ROAD IS THIS 5.23 ACRE BLOCK OF RIVERSIDE PASTURE LAND ON THE OUTSKIRTS OF BISHOPS TAWTON AND ADJACENT TO THE RIVER TAW WITH THE TARKA TRAIL RUNNING ALONG ITS WESTERN BOUNDARY.



DESCRIPTION

A freehold block of permanent pastureland extending to 5.23 acres. The land is river side marshland gently sloping towards the banks of the River Taw. The Tarka Trail route runs along its western boundary adjacent to the River Taw and there is a public right of way on its southern boundary. The land is on the outskirts of Bishops Tawton and access is gained from the A377 down Pill Lane with a gate on the northern boundary. The land is close Barnstaple and to the North Devon Link Road.

MAPS & PLANS

A plan, which is not to scale, is included with these sale particulars for identification purposes only. The land is edged red on the plan. There is a further block of land edged blue on the plan available by separate negotiation.

TENURE

The property is freehold and is currently let on a licence basis.

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon EX31 1EA. Tel: 01271 327711

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 you with mortgage arrangements should these be required. If you would like further advice please do not hesitate to contact this office and we will arrange for a financial adviser to contact you accordingly.

OMBUDSMAN

We are full members of the Ombudsman for Estate Agents scheme, full details of which are held here at the office.

VIEWING

Strictly and only by prior appointment through the Vendors sole agents, Nancekivell & Co on 01769 574111. 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 North Devon Link Road (A361) for 12 miles towards Barnstaple. At the Newport roundabout turn left onto the A377 signed Bishops Tawton. Proceed approximately half a mile to a sharp turn on the right onto Pill Lane. The entry gate to the land is approximately a quarter of a mile down Pill Lane on the left. From Barnstaple take the A361 to the North Devon Link Road to the Newport roundabout. Take the A377 exit to Bishops Tawton. Proceed approximately half a mile to a sharp turn on the right onto Pill Lane. The entry gate to the land is approximately a quarter of a mile down Pill Lane on the left.

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.

