



47.5 Acres Agricultural Land Penstone, Colebrooke, Crediton, Devon, EX17 5JW

Guide price £355,000

SITUATED JUST 12 MILES NORTH OF EXETER THIS IS A BLOCK OF 47.5 ACRES OF AGRICULTURAL PASTURE LAND SET ON THE WESTERN EDGE OF PENSTONE VILLAGE IN MID DEVON. THE LAND IS MADE UP OF A SERIES OF 6 ENCLOSURES ALL BOUNDED BY DEVON BANKS ACCESSED ALONG A HARDENED TRACK.



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 a track leading in from Penstone village. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Exeter Take the A377 to Crediton follow the road out of Crediton and turn left to Coleford where follow the signs to Penstone. Upon entering the village under the Railway Bridge drive up the unmarked lane known as 'lower combe lane' passing residential property on the left and right and the entrance to the land will be found on the right hand side through a pair of galvanised gates. Drive past two Barns which have planning consent for conversion to residential use into the land.

BARN WITH PLANNING

There are two barns with Planning Consent to convert for Residential use set on the Western entrance to the land available by separate negotiation.

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.

LOCAL AUTHORITY

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.

