



## 38 Acres Land and Ag Buildings, Kentisbury, Barnstaple, Devon, EX31 4NH

**Guide price £375,000**

SITUATED INSIDE THE EXMOOR NATIONAL PARK THIS IS A 38 ACRE HOLDING WITH TWO GOOD SIZED AGRICULTURAL BUILDINGS MEASURING 93 FT BY 60 FT AND A RECENTLY CONSTRUCTED BUILDING MEASURING 90 FT BY 40 FT TOGETHER WITH A YARD, WATER AND CONCRETE ENTRANCE DRIVEWAY ALL SET IN THE CENTRE OF THE LAND WHICH IS SUBDIVIDED INTO 4 MAIN ENCLOSURES. THE PROPERTY HAS POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO PP.





#### 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.

#### THE FARM BUILDINGS

There are two substantial farm buildings the first measuring approx 94 Ft by 60 Ft of concrete stanchion concrete floor timber purlins with fibre cement roof and a steel lean to on the Eastern elevation. The second building has recently been constructed of steel frame, hardcore floor and Yorkshire Boarding to the South Elevation Measuring 90 Ft by 40 Ft. The buildings sit around a hardened yard area which is serviced by the concrete driveway.

#### THE LAND

The land which surrounds the buildings on all sides is essentially split into four enclosures all gently sloping and with the benefit of a private water supply. The land runs up to the A399 on its Eastern Boundary with a further gated access.

#### DIRECTIONS

From South Molton and the A361 take the A399 and drive for approx 10 miles to Blackmoor Gate hear stay on the Combe Martin road and drive for just under a further mile where turn left into an unmarked council road and the concrete entrance drive will be found on the right after a short distance.

#### ACCESS

Access is available from the adjacent council road on to the main concrete drive entrance.. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### 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.

#### POTENTIAL PLANNING

There is no planning to live at the property at present but it may be capable of supporting a future consent for an Agriculturally tied consent subject to the submission of a suitable planning application to support the req to stay on site at all times. Further details from the selling agents.

#### 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.

#### SERVICES

Private water supply.

#### TENURE

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

#### 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.

