



## **49 Acres Agricultural Land, Brayford, Devon, EX32 7QR**

**Guide price £220,000**

SITUATED JUST INSIDE THE EXMOOR NATIONAL PARK THIS IS A 49 ACRE BLOCK OF ROADSIDE PERMANENT PASTURE LAND SUBDIVIDED INTO 7 ENCLOSURES LEVEL OR VERY GENTLY SLOPING WITH NATURAL WATER SUPPLIES. THE LAND HAS BEEN WELL FARMED AND SOME OF THE DEVON BANKS HAVE RECENTLY BEEN IMPROVED UNDER A GRANT SCHEME.





#### 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 Aller Cross on the A361 about 1 mile North of SOUTH MOLTON proceed towards Combe Martin on the A399 for about 5 Miles . Turn right into Brayford and bear left after crossing the Bridge in the village. Stay on this road for about 2.5 Miles and arrive at 5 Cross Ways where turn right and the land will be found on the Left hand side marked with a Nancekivell For sale sign.

#### LOCAL AUTHORITY

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

#### MAPS & PLANS

A plan edged in red which is not to scale is included in these details for identification purposes only.

#### AGENTS NOTE

The land edged in blue including the dilapidated building is excluded from the sale.

#### 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.

#### 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.

