



7.6 Acres Land at Beara Lane, Bratton Fleming, Barnstaple, Devon, EX31 4RQ

Guide price £114,000

7.6 AC SITUATED WITHIN WALKING DISTANCE OF BRATTON FLEMING VILLAGE WITH EXTENDED WESTERLY VIEWS THIS IS A SINGLE ENCLOSURE SURROUNDED BY DEVON BANKS AND ACCESSED OFF A HARDENED LANE AND A RIGHT OF WAY. THE LAND HAS NATURAL WATER AND SITS AT A HEIGHT OF AROUND 750FT ABOVE SEA LEVEL ALL DOWN TO PERMANENT PASTURE.



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 Beara lane which is on the left just after the Chapel travelling uphill towards the top of the village. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Barnstaple follow the signs to Bratton Fleming and then see access above.

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. The land for sale is edged in red and the yellow shaded area is the right of way into the land.

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.

UPLIFT CLAUSE

To be agreed and which will form part of the contract of sale to protect the current owner should the land be developed in the short to medium term for residential use.

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.

