



Agricultural Barn at Swimbridge, Barnstaple, Devon, EX32 0QX

Guide price £100,000

THIS IS AN AGRICULTURAL BARN WITH 0.4 OF AN ACRE MEASURING APPROXIMATELY 60 FEET BY 20 FEET WITH DIRECT LANE ACCESS AND MAINS ELECTRICITY/ WATER NEARBY. IT IS CONSIDERED THAT THE BARN MAY HAVE SOME LONG TERM PLANNING POTENTIAL FOR RESIDENTIAL USE SUBJECT TO PLANNING. THE BARN SITS AT THE BASE OF A VALLEY IN A RURAL SETTING WITH EASY ACCESS TO BARNSTAPLE AND SOUTH MOLTON.



THE BARN

THIS IS AN AGRICULTURAL BARN WITH 0.4 OF AN ACRE PASTURE MEASURING APPROXIMATELY 60 FEET BY 20 FEET WITH DIRECT LANE ACCESS AND MAINS ELECTRICITY NEARBY. IT IS CONSIDERED THAT THE BARN MAY HAVE SOME LONG TERM PLANNING POTENTIAL FOR RESIDENTIAL USE SUBJECT TO PLANNING. THE BARN SITS AT THE BASE OF A VALLEY IN A RURAL SETTING WITH EASY ACCESS TO BARNSTAPLE AND SOUTH MOLTON.

PLANNING

There is no planning consent available, nor has any planning been sought for this building. It is considered that in the long term there may be some planning potential, to change the use of this property. Prospective purchases should make their own enquiries to the availability of planning permission.

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 South Molton, travel along the A361 link road towards Barnstaple for 4 miles. Turn right at the West Buckland junction and then take the first left, turning at the crossroads sign posted Swimbridge. Drive along this road until Riverton Fisheries, the entrance lane to the land will be found on the right hand side just before the Fisheries entrance.

ACCESS

Access is available from the adjacent lane which joins a quiet council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

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.

SERVICES

Mains electricity is close by.

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.

