



Barn Two, Nadrid Cross, Brayford, North Devon, EX36 3EJ

Guide price £200,000

A RARE OPPORTUNITY TO PURCHASE A STONE BARN SITUATED JUST OUTSIDE THE EXMOOR NATIONAL PARK WITH PLANNING PERMISSION JUST 1.5 MILES FROM THE A 361 AT ALLER CROSS. PLANNING PERMISSION HAS BEEN GRANTED BY NORTH DEVON COUNCIL TO CONVERT THE BARN INTO A 4 BED SINGLE STOREY RESIDENTIAL UNIT. PRIVATE WATER, SEWAGE TREATMENT PLANT AND MAINS ELEC ARE AVAILABLE AT THE SITE.



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 the A361 at Aller cross (S.Molton) take the A399 north towards Brayford after 1.5 Miles turn right at Nadrid cross and the barns will be found after the farmhouse on the left hand side.

PLANNING

<https://planning.northdevon.gov.uk/Planning/Display/64829>

Planning permission was granted in January 2021 for CONVERSION OF OUTBUILDINGS TO FORM FOUR DWELLINGS along with listed building consent set out in North Devon Planning application and the related S106 Agreement.

SERVICES

Mains electricity, private water supply, shared sewage treatment plant drainage. Vendor will

ACCESS

Access is from the adjacent quiet country lane and the inner courtyard. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

MAPS & PLANS

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

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

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

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

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.

OUTSIDE SPACE

Part of the internal courtyard is allocated to each Barn along with an amenity and parking area on the Eastern Boundary. In addition there is a further parking area which is available

