



Dean Land 31 Acres, Trentishoe, Barnstaple, Devon, EX31 4PJ

Guide price £215,000

THIS 31 ACRE BLOCK OF FREEHOLD AGRICULTURAL LAND, RING FENCED WITH ROAD ACCESS ON THE NORTHERN BOUNDARY. THE LAND IS SUB DIVIDED INTO 4 PERMANENT PASTURE ENCLOSURES WITH DEVON BANKS. WE BELIEVE THERE IS A MAINS WATER PIPE RUNNING THROUGH THE LAND.



DESCRIPTION

This 31 acre block of freehold agricultural land is ring fenced with three road access on the northern boundary. The land is level or gently sloping, sub divided into 4 permanent pasture enclosures with Devon banks and two separate road access points along the northern boundary. We believe there is a mains water pipe running through the land which can be tapped into to provide a metered water supply.

SINGLE FARM PAYMENT

The Vendors have registered for the Single Payment Scheme. The registration for this will be handed over to the new owner on completion following the preparation of the relevant transfer documents.

TENURE

The property is freehold and offered with vacant possession.

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

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111. 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 J27 of the M5 motorway take the A361 North Devon Link Road to Barnstaple and after approximately 20 miles turn right at Aller Cross, the second South Molton junction, onto the A399 Combe Martin/Ilfracombe road. Travel along this road for approximately 10 miles to Blackmoor Gate, after a further 3 miles turn right to Trentishoe and continue for 0.75 miles and turn right to Dean at Coulsworth Cross. Continue down this road for approximately half a mile to a property called Dean House on the left and the entrance to the land will be found of the right hand side marked with a Nancekivell 'FOR SALE' board on the right hand side.

OMBUDSMAN

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We are full members of the Ombudsman for Estate Agents scheme, full details of which are held here at the office.

MAPS & PLANS

A plan, which is not to scale, is included with these sale particulars for identification purposes only.

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.

ORGANIC SCHEME - MID TIER

The land is entered into an organic scheme and the purchaser will agree to the obligations of this scheme which ends December 2020.

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.

