



32 Acres, Brayford, Barnstaple, Devon, EX32 7QW

Guide price £195,000

A freehold block of 32 Acres agricultural pastureland situated in a predominantly South facing location North East of Brayford village. The land is watered by trough supplies, has a good concrete lane access and a picking pen on the Southern boundary. The land is easily sub-divided and lies either side of a concrete driveway.



SITUATION

The land is situated at an altitude of 800 feet above sea level, North East from the village of Brayford being level or very gently sloping with a predominantly South or Westerly aspect.

DESCRIPTION

This is a good sized block of agricultural pastureland being level or gently sloping with a predominantly Southerly or Westerly aspect, easily sub-divided into 8 separate enclosure which lie each side of a concrete access driveway off a council road. The property has the benefit of a piped water supply to troughs, a picking pen on the Southern entry point and gates from each of the enclosures onto the adjacent track making the land easy to manage.

ENTITLEMENTS

The vendors have registered and activated the Basic Payment Scheme. The registration of this will be handed over to the new owner upon completion following the preparation of the relevant transfer documents.

SERVICES

Spring water piped to troughs in most of the enclosures.

GRANT SCHEME

The land has been registered for a Stewardship Scheme which runs until 2023. Please call the agents for further details.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor or vendors agencies will be responsible for defining the boundaries for any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

TENURE

The property is freehold and will be offered for sale with vacant possession.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. The Area shaded Black is not included in the sale.

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.

DIRECTIONS

From the A361 Link Road take the A399 and drop down into the village of Brayford where, cross the bridge over the River Bray and bear left. Travel up this road to the sign 'Whitefield' at which point turn right, drop down into the valley, up the other side, continue through the farmyard and on towards Kadworthy Farm whereupon the land will be found on the right and left hand side of the concrete driveway.

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.

OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

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.

