



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

**Guide price £100,000**

A 6.7 ACRES BLOCK OF GENTLY SLOPING AGRICULTURAL PASTURE LAND NR BRATTON FLEMING SET OFF A QUIET COUNTRY LANE JUST OUT OF THE VILLAGE WITH A MAINS WATER CONNECTION.





#### 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 clearly marked directly off the Bratton Fleming through road above the Shop and chapel . Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### DIRECTIONS

From Brn staple drive to Bratton Fleming and as you climb up the hill pass the Entrance to the shop and Beara lane will be seen after a short distance on the left hand side. Drive along Beara Lane and the field entrance will be found on the right hand side.

#### MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. The blue Line Marks the Ownership Boundary the yellow Line is a right of way for the neighbouring field.

#### 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>

#### 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.

#### SERVICES

Mains water supply.

#### 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.

