



Barn Two with PP, Highridge Farm Kings Nympton, UMBERLEIGH, Devon, EX37 9TS

Guide price £225,000

AN INCREASINGLY RARE OPPORTUNITY TO PURCHASE A RURAL BARN WITH CLASS Q RESIDENTIAL PLANNING SET IN AN ELEVATED POSITION WITH WONDERFUL VIEWS UP TO EXMOOR NATIONAL PARK PARKING, ACCESS TO MAINS WATER, MAINS ELEC ON SITE AND ACCESS TO A DRAINAGE OUTFALL. A MANAGEABLE SELF BUILD PROJECT WITH ALL THE NECESSARY SERVICES ON SITE TO CREATE A 200M² DWELLING.



THE BARN

The barn is situated midway between Kings Nympton and Alswear 4.5 miles South of South Molton with lovely views up to the Exmoor National Park. All the necessary services are on site including mains water and electricity. There is an outlet for a purchaser installed Sewage Treatment Plant and bore hole water has been found nearby.

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. Please note the property is owned by Peter Nancekivell the selling Agent.

DIRECTIONS

From South Molton drive to George Nympton down and up to Joces cross which is 3.5 miles from the town. Here turn left and drive for 1.3 Miles where the barn will be seen on the right hand side at Highridge.

PLANNING

Planning permission has been approved for the conversion for a change of use from Agricultural to Residential use as per REF 74811

SERVICES

Mains electricity, Mains water, access to outfall for Sewage treatment Plant.

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. Barn two and parking is edged in Blue. Barn one with land is edged in Red. Contact agents for further info.

METHOD OF SALE

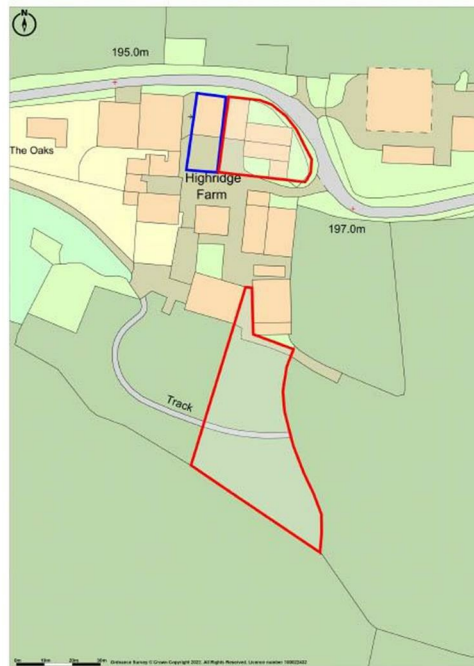
The property will be offered for sale by private treaty.

TENURE

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

IMPORTANT NOTICE

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(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.
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