



3 Acres Land, East Studham Farm, Yeoford, Crediton, Devon, EX17 5EY

Guide price £70,000

SET IN A COMPLETELY PRIVATE VALLEY IN RURAL MID DEVON NOT FAR FROM THE A30 AND EXETER THIS IS A 3 ACRE BLOCK OF RIVERSIDE PASTURE LAND WITH A SMALL PLANTATION OF CONIFEROUS TREES ACCESSED FROM A VERY QUIET COUNTRY LANE OFFERING PEACE AND SECLUSION.



VIEWING

Strictly and only by prior appointment through the Vendor's 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.

RIGHTS OF WAY

There is a right of way in favour of this land from the adjacent council road marked in purple on the plan. There are NO Public Rights of Way crossing the land.

DIRECTIONS

From Cheriton Bishop follow the road to Woodland Head then post code on sat nav to EX17 5EY. At East Studham Cross, enter East Studham Farm the owner will meet you and show you the land.

BUYING THE PROPERTY

In order to make an offer for the above property we require the following information:

- 1.Name and price of property.
- 2.Confirmation you have viewed the property.
- 3.Full names including middle names, DOB , address, phone number of all legal purchasers.
- 4.Confirmation of how you will fund the purchase.
- 5.Full contact details of your instructed solicitor inc e-mail.

METHOD OF SALE

The property will be offered for sale by private treaty.

RESIDENTIAL PLANNING

YOU ARE EXTREMELY UNLIKELY TO GET RESIDENTIAL PLANNING PERMISSION ON THIS LAND.

LOCAL AUTHORITY

<https://www.middevon.gov.uk/>

TENURE

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

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.

AGENTS NOTE FENCING

The buyer to erect a stock proof fence along the boundary lines as shown on the attached plan and maintain at their expense. Plots will be marked to show fence lines.

