



8.97 Acres Land, Yellands Reach Ashwater, Beaworthy, Devon, EX21 5DN

Offers in excess of £75,000

SET IN A PEACEFUL PART OF DEVON SERVED BY A QUIET COUNCIL LANE THIS IS A SINGLE 8.97 ACRE GENTLY SLOPING ENCLOSURE OF PERMANENT PASTURE SURROUNDED BY DEVON BANKS INTERSPERSED WITH A NUMBER OF GOOD SIZED OAK TREES FORMING A VERY TRADITIONAL DEVON LANDSCAPE.



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.

DIRECTIONS

From Dunsland Cross on the A3072 between Holsworthy and Hatherleigh take the A3079 South for 1.4 Miles turning right and travel for a further half a mile of a mile turning right down a single track road where the entrance gate to the land will be found on the left hand side after about 250 yards.

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

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

RESIDENTIAL PLANNING

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

BUYING THE PROPERTY

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

Name and price of property.

Confirmation you have viewed.

Full name including middle name, address, phone number and DOB of all legal purchasers.

Confirmation of how you will fund the purchase.

Full contact details of your instructed solicitor inc e mail.

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.

