



**7.3 Acres Land and Agricultural Building, Four Cross Ways, Bratton Fleming,
Barnstaple, Devon, EX32 7JJ
Price guide £300,000**

SITUATED IN AN EASILY ACCESSIBLE LOCATION BETWEEN SOUTH MOLTON BARNSTAPLE AND EXMOOR
THIS IS A 105 FT BY 55 FT AGRICULTURAL BUILDING WITH PLANNING POTENTIAL OFFERED TOGETHER
WITH 7.3 ACRES OF ADJACENT PASTURE LAND WHICH HAS A DIRECT ACCESS ON TO THE A 399 SOUTH
MOLTON TO ILFRACOMBE ROAD. THERE IS A FURTHER 7.3 ACRES AVAILABLE BY SEPARATE
NEGOTIATION.



DIRECTIONS

From Bratton Fleming follow the road for Lynton and the entrance to the property will be found on the Right hand side just before the junction at Four Cross Ways.

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.

PT Q PLANNING

We are advised that no planning applications have been made but that it is likely a PT Q (agricultural to residential) would be able to be considered at this location. Contact the agents for further information.

FURTHER LAND AVAILABLE

Edged in yellow on the attached plan is a further block of pasture land which includes an 18 'by 30' Timber and galvanised dilapidated shed with further road access.

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. The Land registry title number is DN 515416

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.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

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.

