



Land at Crea Haven, Yarnscombe, Barnstaple, Devon, EX31 3NF

Guide price £110,000

A FREEHOLD BLOCK OF 8.25 ACRES OF GENTLY SLOPING SHELTERED AGRICULTURAL PASTURE LAND INC A SMALL NATURALLY REGENERATED COPSE SET AT THE END OF A QUIET PRIVATE ROAD SITUATED BETWEEN BARNSTAPLE AND TORRINGTON.



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 the A361 at Barnstaple take the B3232 towards Torrington for just over 6 Miles to Huntshaw Cross (site of a high tv mast) turn left and connect with the B3227 where turn Left again and take the next left signposted West Greylake. Drive down this road and the land will be found on the left hand side.

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

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

The land is let to a local farmer on a farm business tenancy. This arrangement can be continued or earlier vacant possession can be acquired by negotiation with the tenant.

