



**Barn with pp potential and 2.5 Ac, Yarnscombe, Barnstaple, Devon, EX31 3NF**

**Guide price £230,000**

AGRICULTURAL BARN ( 24m by 18m STEEL FRAME FLOOR AREA 400m<sup>2</sup> ) AND 2.5 ACRES NESTLED IN A SECLUDED SHELTERED VALLEY AT THE END OF ITS OWN DRIVEWAY WITH PLANNING POTENTIAL UNDER CLASS Q FOR CONVERSION TO A RESIDENTIAL DWELLING, MAINS ELECTRIC AVAILABLE CLOSEBY, MAINS WATER CONNECTED. ( subject to the balance of a Farm Business Tenancy)



**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**

whathreewords///composed.helpfully.ombudsman.  
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 to the bottom and turn right into the lane on the right at the end of which will be found the agricultural barn and land.

**PLANNING POTENTIAL**

We are advised by a local planning expert that Class Q consent for change of use from Agricultural to Residential is likely.

**LOCAL AUTHORITY**

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

**SERVICES**

Mains water is connected to the barn. Mains electric is available nearby.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**AGENTS NOTE**

The Barn & land is let to a local farmer on a farm business tenancy which terminates this autumn.

**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.

