



### **3.25 Acres Investment Land Swimbridge, Barnstaple, Devon, EX32 0PZ**

**Guide price £300,000**

AN OPPORTUNITY TO PURCHASE A 3.25 ACRE EST BLOCK OF FREEHOLD LAND ON THE EASTERN EDGE OF SWIMBRIDGE VILLAGE IN NORTH DEVON WITH ROAD ACCESS AND A POSITIVE PRE PLANNING ENQUIRY REPORT FOR RESIDENTIAL DEVELOPMENT.





**DIRECTIONS**

What Three Words ///chipper.bedsread.mystery. From Swimbridge walk up Dennington Hill for a short distance and then take the footpath up the steps from the first corner. Walk up the field for a short distance and then left into the land for sale.

**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.

**THE SITE**

The site is made up of a single agricultural pasture sloping field extending to approx 3.25 Acres which sits adjacent to the Council road on the Eastern approaches to the popular village of Swimbridge which itself is 4 miles East of Barnstaple and 6 Miles West from South Molton.

**SITUATION**

Swimbridge is a popular village situated between Barnstaple and South Molton in rural surroundings with easy access on to the A361 North Devon Link Road. Exmoor National park the sandy Beaches at Woolacombe, Saunton along with the rest of the glorious unspoilt countryside of North Devon is all within easy driving distance.

**PRE PLANNING ENQUIRY**

A very positive pre application enquiry has been received from NDC initially for the Development of 8 dwellings - a mix of 2, 3 and 4 bed units 30% will be affordable units. A copy of this document is available from the sole agents. The proposal includes the provision of amenity woodland on the Southern part of the site. Access is from the a new entrance into the site on to the adjacent highway on the Northern Boundary.

**ADDITIONAL LAND AVAILABLE**

There is further land which may be for sale by separate negotiation.

**SERVICES**

Mains electricity, private water supply, septic tank drainage.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

**LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.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.

**EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

