



Land at Stowford Farm, Bratton Fleming, Barnstaple, Devon, EX31 4SG

Guide price £100,000

A SINGLE PERMANENT PASTURE ENCLOSURE EXTENDING TO 11.5 ACRES WITH LANE ACCESS, DEVON BANK HEDGES ON THREE BOUNDARIES AND LOVELY SOUTHERLY VIEWS ALL SET WITHIN EASY DRIVING DISTANCE OF BRATTON FLEMING AND BLACKMOOR GATE.



ACCESS

Access is available from the adjacent hardened track which leads in from a council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Bratton Fleming proceed to Four cross ways where turn left on to the A399 and drive for 1.2 miles turn left signposted Exmoor Zoo and then take the first right signposted Stowford. Drive into the hamlet of Stowford and stay on the land passing the houses and eventually on to the lane which leads to the land.

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.

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

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- (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

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