



12.5 Ac Woodland and Pasture, Swimbridge, Barnstaple, Devon, EX32 0QA

Guide price £100,000

A BLOCK OF 12.5 ACRES MAINLY NATURALLY REGENERATED WOODLAND INCLUDING 3.5 ACRES OF PASTURE SET ON A SLOPING SITE WITH WONDERFUL VIEWS OVER SWIMBRIDGE UP TO EXMOOR AND DOWN TO THE TAW AND TORRIDGE ESTUARY WITH QUIET LANE ACCESS.



DIRECTIONS

W3W///limiting.spillage.animal From Swimbridge Village drive up the hill towards South Molton at the top of the hill turn Sharp left at Kerscott Cross then follow the road for 500 metres where the Bridlepath which runs along the southern edge of the land will be found.

LOCAL AUTHORITY

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

METHOD OF SALE

The property will be offered for sale by private treaty.

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.

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.

BUYING THE PROPERTY

In order to make an offer for the above property we require the following information.

Name and price of property.

Confirmation you have viewed.

Full name including middle name, address, phone number and DOB of all legal purchasers.

Confirmation of how you will fund the purchase. Full contact details of your instructed solicitor inc e mail.

