



22.4 Acres Bratton Fleming, Devon, EX32 7JJ

Price guide £170,000

A rare opportunity to purchase two enclosures with direct road access onto the A399, close to Bratton Fleming. The fields are considered to be ideal for equestrian use, have access to mains water and are bordered by Devon Banks lying at an altitude of approximately 1,000 ft above sea level.



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

W3W///certified.situation.officials

SITUATION

The land is situated in undulating, rolling North Devon countryside at an altitude of approximately 1,000 feet with wonderful open views in all directions and back towards Exmoor. The land is easily accessible from the adjacent road and lies approximately 1 mile East of the good sized village of Bratton Fleming, 10 miles East of Barnstaple and 9 miles North of South Molton and the A361 North Devon Link Road.

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>

METHOD OF SALE

The property will be offered for sale by private treaty.

LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

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.

