



Chapple Barn, Atherington, UMBERLEIGH, EX37 9HR

Guide price £400,000

SITUATED WITH VIEWS UP TO EXMOOR IN THE DISTANCE THIS IS A 300m² AGRICULTURAL BARN AND 1 ACRE OF PASTURE LAND WITH CLASS Q CONSENT FROM TORRIDGE DISTRICT COUNCIL TO CONVERT INTO RESIDENTIAL USE REF 1/1026/2022/AGMB SET IN THE MOST WONDERFUL LOCATION SURROUNDED BY RURAL NORTH DEVON COUNTRYSIDE WITH DIRECT ACCESS ON TO THE ATHERINGTON TO TORRINGTON ROAD WITH MAINS WATER AND MAINS ELECTRICITY IMMEDIATELY ACCESSIBLE.



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

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THE LAND

The land edged in blue on the attached plan is included with the sale and extends to just under 1 acre of pasture.

PLANNING PERMISSION

Planning has been granted for a change of use from agricultural to Residential under class Q ref 1/026/2022/AGMB from Torridge District Council dated 30th November 2022.

SERVICES

Mains electricity and Mains water supplies run close to the property. Drainage will be by sewage treatment plant proposed to be situated in the land associated with the property.

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

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

MAPS & PLANS

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

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.

