



12.6 Ac Land and Building at Chapple Cross, Dolton, Winkleigh, EX19 8RJ

Price guide £275,000

ON BEHALF OF THE EXECUTORS A 21M BY 9M (2000 ft²) CONCRETE FRAMED AGRICULTURAL BUILDING WITH CLASS Q PLANNING POTENTIAL AND 12.6 ACRES OF ADJACENT RING FENCED GENTLY SLOPING AGRICULTURAL LAND WITH QUIET COUNCIL ROAD ACCESS JUST SOUTH OF THE POPULAR VILLAGE OF DOLTON. EXETER 25 MILES BARNSTAPLE 14 MILES



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///hails.awaiting.mourner

THE FARM BUILDING

The building was constructed at least 25 years ago of concrete portal frame forming a 5 bay agricultural storage and machinery shed. The barn sits on a slightly elevated position overlooking its own land with further lovely rural views. There are no direct neighbours and access is down a quiet country lane.

THE LAND

The land offered with the barn extends in total to around 12.6 acres and has council road access adjacent to the barn. The land is gently sloping in nature and is used for corn production the growing crop will be removed and the land left as stubble.

LOCAL AUTHORITY

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

PLANNING

We have been advised by local planning experts that the agricultural barn is likely to attract a class q planning consent to allow change of use from Agricultural to Residential. There has not been any planning applications presented to the local planning authority so potential purchasers can design their own home within the class q regulations and submit at their expense.

MAPS & PLANS

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

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,

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