



78.5 Acres Bratton Fleming, Devon, EX32 7JJ

Guide price £510,000

This is a good sized block of agricultural land forming the base and sides of a shallow valley above Leworthy, close to Four Cross Ways, 1 mile East of Bratton Fleming lying at an altitude of approximately 1,000 feet. The land is down to permanent pasture, has a good natural water supply and there are four separate road access points together with a small picking pen. The land has been well farmed is in good order and represents a rare opportunity to purchase a good sized block of land in this productive farming area.



SITUATION

This is a block of land lying in undulating North Devon rolling countryside 1 mile East of Bratton Fleming, 9 miles North of South Molton and 10 miles East of Barnstaple. The land lies just OUTSIDE the Exmoor National Park boundary. The rolling hills of Exmoor are literally on the doorstep.

BASIC PAYMENT SCHEME (BPS)

The farmland is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale. The entitlements will be made available to the purchaser.

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.

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.

DIRECTIONS

From Bratton Fleming drive up out of the village to the next cross roads, where travel straight across, past the steam railway station and take the first right sign posted Leworthy. one of the three entrances to the land can be found on the right hand side marked with a 'For Sale' board. Note, there is a fourth entrance from the A399 which also has a 'For Sale' board.

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.

