



123 Acres Land at Muxworthy, Brayford, Barnstaple, Devon, EX32 7QP

Guide price £950,000

A HEALTHY BLOCK OF 123 Ac FREEHOLD AGRICULTURAL LAND SET INSIDE THE EXMOOR NATIONAL PARK INCLUDING TWO RANGES OF CLEAR SPAN AGRICULTURAL BUILDINGS WITH COUNCIL ROAD ACCESS AND NATURAL WATER SUPPLIES.



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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ACCESS

Access is available from the council road that adjoins the property on its SW boundary as well as an Agricultural right of way from the council road to the west. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

THE AGRICULTURAL BUILDINGS

These are located in the base of the valley off the council road on the South Western approaches to the Land whilst the main buildings are located in the centre of the farm behind Muxworthy hamlet at the end of council lanes and accessible tracks. There is a Seven bay steel framed and fibre cement roof lambing shed measuring approximately 85ft by 54 feet. Four bay steel framed and GI removed Dutch barn 60' x 24' with timber stock board walling. A concrete yard area and silage clamp. On the approach To the farm in the bottom of the valley is a five bay timber pole shed measuring 75 x 24 with an adjoining Hay store measuring 27' x 14'.

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.

METHOD OF SALE

The property will be offered for sale by private treaty.

RIGHTS OF WAY

There are No Public Rights of Way crossing the land.

TENURE

The property is freehold and will be offered for sale with vacant possession.

LOCAL AUTHORITY

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

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.

