



## Land & Ag Building at Four Cross Way, Bratton Fleming, Barnstaple, EX32 7JJ

**Guide price £150,000**

9.7 ACRES AGRICULTURAL OF PASTURE LAND WITH A 3 BAY AG BUILDING EXCELLENT ROAD ACCESS AND A FURTHER 1.8 ACRES OF ADJACENT GRAZING ALL SET IN AN EASILY ACCESSIBLE LOCATION NR BRATTON FLEMING IN NORTH DEVON WITH VIEWS TO THE EXMOOR NATIONAL PARK. MAINS ELEC AND WATER NEARBY.



**DIRECTIONS**

W3W:///jumbo.deprive.intruded

**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.

**MAPS & PLANS**

A plan edged in blue 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.

**TENURE**

The property is freehold and will be offered for sale with vacant possession. The adjacent land edged in green does not form part of the sale but the grazing is available.

**SERVICES**

There are no mains services connected but Mains electricity and Mains water are nearby.

**PLANNING**

A new entrance has been approved as per <https://planning.northdevon.gov.uk/Planning/Display/78030>

**UPLIFT CLAUSE**

To be agreed and which will form part of the contract of sale to protect the current owner should the land or building be developed in the short to medium term for residential use.

**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.

