



2.25 Acres Agricultural Land, Waytown, Barnstaple, Devon, EX32 7JR

Guide price £30,000

A 2.25 ACRE GENTLY SLOPING AGRICULTURAL ENCLOSURE WITH QUIET COUNCIL ROAD ACCESS AND STREAM WATER SITUATED UNDER 2 MILES FROM THE CENTRE OF BARNSTAPLE IN A LOVELY PEACEFUL VALLEY WITH NO NEAR NEIGHBOURS. AUCTION 7PM THURSDAY 28th NOVEMBER AT PORTMORE GOLF CLUB, LANDKEY ROAD, BARNSTAPLE, DEVON EX32 7LB



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///parks.acids.solved

METHOD OF SALE

For sale by public auction at the Portmore Golf Club, Landkey Rd, Barnstaple EX32 9LB 7pm Thursday 28th November 2024 (unless sold prior)

SOLICITORS

Fao Brett Lawrence : Slee Blackwell, Pathfields Business Park, 2 Lime Court, South Molton EX36 3LH 01769 573771

TENURE

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

MAPS & PLANS

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

AGENTS NOTE

Development clause 21 years 50% of any change of use other than Equestrian or Agricultural.

There is a further 4 Acres for sale edged in red as per the attached plan.

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.

