



Lot Five, 5.7 Acres Approx Windy Ash Cross, Barnstaple, EX32 0AX

Guide price £100,000

A SINGLE ENCLOSURE EXTENDING TO APPROX 5.7 ACRES APPROX OF GENTLY SLOPING PASTURE WITH LOVELY VIEWS DOWN THE TAW VALLEY AND ACCESS OFF WHITEFIELD HILL.



SITUATION

The land is situated within walking distance of Bishops Tawton and 1.5 Miles South of Barnstaple.

DESCRIPTION

This is a single enclosure of South facing pasture with direct access from Whitemoor hill as shown edged in Orange on the plan. The land has lovely Southerly views over the Taw Valley below.

SERVICES

There are no services connected to the land.

LOCAL AUTHORITY

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

AGENTS NOTE

There is a development clause for 21 years for any use other than agricultural or equestrian.

MAPS & PLANS

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

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///police.vocal.washed

MORE LAND AVAILABLE

There are 8 other lots for sale adjacent which are available by separate negotiation.

