



Lot Seven, 3.9 Acres Approx Windy Ash Cross, Barnstaple, EX32 0AX

Guide price £80,000

A SINGLE ENCLOSURE EXTENDING 3.9 ACRES APPROX OF PASTURE WITH DIRECT ROAD ACCESS ON TO WHITEFIELD HILL AND WONDERFUL VIEWS OF THE TAW VALLEY BELOW.



SITUATION

The land is situated with direct council road access within walking distance of Bishops Tawton and 1.5 Miles South of Barnstaple.

DESCRIPTION

The land comprises a single enclosure with direct council road access off Whitefield Hill and enjoys lovely views over the Taw valley and Coddan Hill. The land does not include the track from Whitefield Hill serving Lot 8.

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 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

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MORE LAND AVAILABLE

There are 8 other lots of land adjacent which are available by separate negotiation.

