



Lot Six, 3.5 Acres Approx Windy Ash Cross, Barnstaple, EX32 0AX

Guide price £80,000

A ROADSIDE BLOCK OF PERMANENT PASTURE EXTENDING TO APPROX 3.5 ACRES BEING BENTLY SLOPING AND WITH LOVELY VIEWS DOWN THE TAW VALLEY.



SITUATION

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

DESCRIPTION

This is a single enclosure of permanent pasture land with access of Whitefield Hill extending to approx 3.5 Acres with lovely views down the Taw Valley and across to Codden Hill.

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

W3W///soak.digit.yard

MORE LAND AVAILABLE

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

