



**Lot Three, 7.6 Acres Approx Windy Ash Cross, Barnstaple, EX32 0AX**

**Price guide £150,000**

A SINGLE ENCLOSURE OF APPROX 7.6 ACRES WITH LANE ACCESS OF LEVEL SOUTH FACING PASTURE WITH LOVELY VIEWS DOWN THE TAW VALLEY CLOSE TO BISHOPS TAWTON.





#### SITUATION

The land is situated with direct road access from Bishops Tawton village. The enclosure is gently sloping with lovely views down the Taw Valley.

#### DESCRIPTION

This is a single enclosure with road and Lane access from Bishops Tawton Village into the South West corner of the pasture field. The boundaries are Devon Banks and the land has a Southerly Aspect.

#### 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 Green 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///pink.trash.shops

#### MORE LAND AVAILABLE

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

