



Lot Two, 6.5 Acres Approx Windy Ash Cross, Barnstaple, EX32 0AX

Guide price £165,000

A SINGLE PASTURE ENCLOSURE EXTENDING TO 6.5 ACRES EST WITH LANE ACCESS IDEAL FOR EQUESTRIAN USE SITUATED WITHIN WALKING DISTANCE OF BISHOPS TAWTON JUST TO THE SOUTH OF BARNSTAPLE IN NORTH DEVON.



SITUATION

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

DESCRIPTION

The land comprises approx 6.5 Acres of Pasture made up of one enclosure with direct lane access edged in red. The enclosure is down to pasture is gently sloping and has views of Barnstaple and the Taw Estuary.

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. A right of way from Hammetts lane is included in the sale. There is fenced access to Lot four which is not included in the sale

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 land lots for sale adjacent which are available by separate negotiation.

