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NANCEKIVELL&CO



Land at Pauls Moor, Atherigton, Barnstaple, Devon, EX37 9HY

Guide price £200,000

A BLOCK OF 23.4 ACRES OF LEVEL OR GENTLY SLOPING AGRICULTURAL PASTURE LAND SITUATED ON THE EDGE OF ATHERINGTON VILLAGE ACCESSED BY A HARDENED TRACK FROM A COUNCIL ROAD WITH MAINS WATER SUPPLY.







RICS OnTheMarket.com

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///condense.protest.rinsed

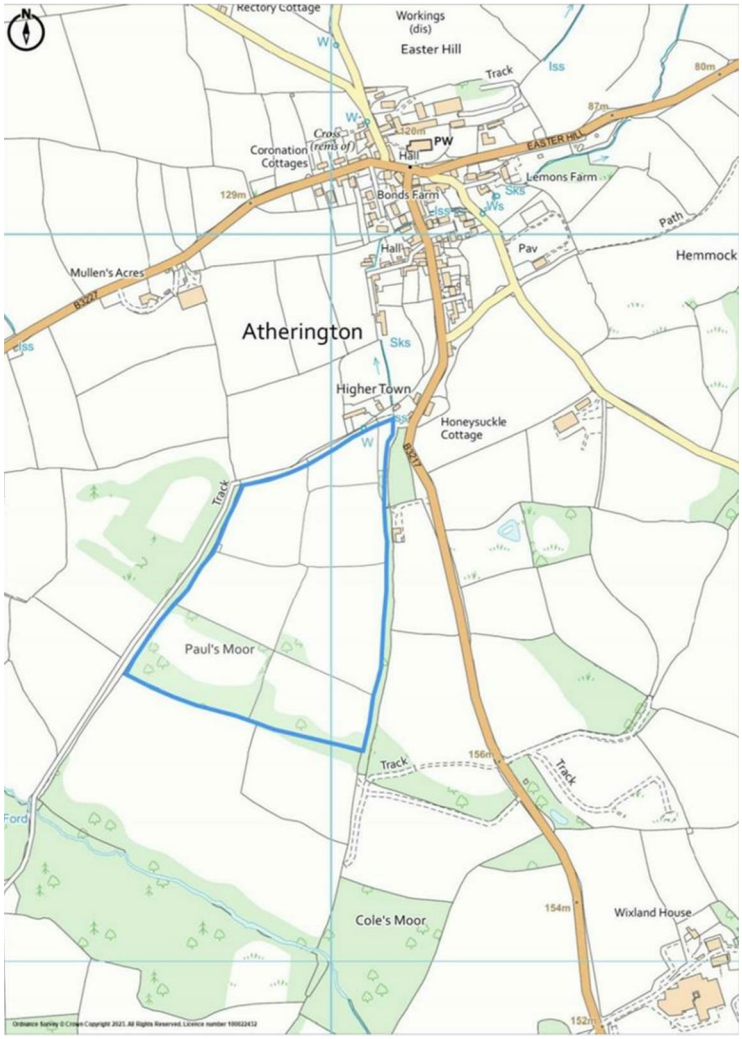
METHOD OF SALE
The property will be offered for sale by private treaty.

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

MAPS & PLANS
A plan which is not to scale is included in these details for identification purposes only.

TENURE
The property is freehold and will be offered for sale with vacant possession.

IMPORTANT NOTICE
Nancekivell & Co, their clients and any joint agents give notice that:
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities.
Purchasers must satisfy themselves by inspection or otherwise.











These particulars are believed to be correct but thier accuracy is not guaranteed. They do not form part of contract.