



44.67 Acres Land at Flitton Barton, South Molton, Devon, EX36 3EP

Guide price £250,000

AN ATTRACTIVE BLOCK OF AGRICULTURAL PASTURE LAND, EXTENDING TO 44.67 ACRES WITH LANE ACCESS BEING LEVEL OR GENTLY SLOPING WITH THE BENEFIT OF NATURAL WATER SUPPLIES. THE LAND IS SITUATED IN THE PARISH OF NORTH MOLTON AND IS ALL DOWN TO PERMANENT PASTURE.



DESCRIPTION

The land near North Molton extends to approximately 44.67 acres and comprises a good run of level, gently sloping and steep pasture land divided into five enclosures with direct road access. The land has been used for the grazing of livestock and is well suited to agricultural, amenity or conservation use. The land is stock fenced and has access to a natural water course.

ACCESS

There is 5 bar gated access on the South side of the minor council road that runs through Flitton Barton. There is also gated access from a track running North from Steep Head off a minor council road down into Flitton Barton on the Western boundary of the land. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

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

From the A361 North Devon Link Road at the Northgate Inn roundabout take the A399 towards Combe Martin, Ilfracombe and Woolacombe. Follow the road for approximately 3.5 miles and turn right at Northland Cross signposted Simonsbath (light vehicles only). Continue on this road for less than a mile and take a right hand turn at the Huntsdown crossroads signposted North Molton and Heasley Mill. The land will be on your right opposite Flitton Farm off the minor council road.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only edged in Red.

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

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

BASIC PAYMENT SCHEME (BPS)

There will be no entitlements included with the land.

SERVICES

There is currently no services connected to the land.

FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easement, rights of way, covenants and restrictions whether mentioned in these particulars or not.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

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.

