



**Barn and 1 Acre of Land at Cudworthy, Dolton, Winkleigh, EX19 8PU**

**Price guide £150,000**

ON BEHALF OF THE EXECUTORS A 1600ft<sup>2</sup> CONCRETE FRAMED AGRICULTURAL BARN WITH AN ADDITIONAL TIMBER EXTENSION CONSTRUCTED AT LEAST 25 YEARS AGO WITH POTENTIAL FOR CLASS Q PLANNING TO CHANGE THE ITS USE FROM AGRICULTURE TO RESIDENTIAL. THE BARN COMES WITH AN ADJOINING 1 ACRES, SITS ADJACENT TO A QUIET LANE AND IS WITHIN EASY DRIVING DISTANCE OF BEAFORD. EXETER 27 MILES BARNSTAPLE 12 MILES.



#### 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///lighters.wove.swerves

#### PLANNING

We have been advised by local planning experts that the agricultural barn is likely to attract a class q planning consent to allow change of use from Agricultural to Residential. There has not been any planning applications presented to the local planning authority so potential purchasers can design their own home within the class q regulations and submit at their expense.

#### LOCAL AUTHORITY

<https://www.torridge.gov.uk/>

#### MAPS & PLANS

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

#### FURTHER LAND AVAILABLE

There is a further Agricultural land available by separate negotiation.

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### 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.

