



Challacombe Land, 11.56 Acres Challacombe, Barnstaple, EX31 4TS

Guide price £115,000

THIS IS AN 11.56 ACRE SINGLE ENCLOSURE OF FREEHOLD PERMANENT PASTURELAND WITH A COUNCIL ROAD RUNNING ALONG THE SOUTHERN BOUNDARY DOWN TO A PART STREAM BOUNDARY. THE LAND IS ALL DOWN TO PERMANENT PASTURE AND INCLUDES A SMALL COPPICE IN THE NORTH EASTERN CORNER SITUATED WITHIN THE ENP . THE LAND IS CONSIDERED IDEAL FOR EQUESTRIAN OR AMENITY USE AND IS EASILY ACCESSIBLE FROM BARNSTAPLE AND SOUTH MOLTON.



DESCRIPTION

This is a single enclosure, ring-fenced with a good protective boundary fence, which lies inside Exmoor National Park. The land is currently down to permanent pasture and runs down to a level amenity area/small copse on the Northern boundary. There is stream water from the adjacent River Bray which runs along part of the Northern boundary. The land is registered for RPA payments and lies only a short distance from the popular Exmoor village of Challacombe, approximately half a mile to the East. The land is easily accessible from both Barnstaple and South Molton and is considered to be ideal for amenity/equestrian use.

SINGLE PAYMENT SCHEME

The vendors have registered and activated the Single Payment Scheme. The entitlements will be handed over to the new owner upon completion following the preparation of the relevant transfer documents.

MAPS & PLANS

A plan, which is not to scale, is included with these sale particulars for identification purposes only.

TENURE & METHOD OF SALE

The property is freehold with vacant possession and offered for sale by private treaty.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon EX31 1EA. Tel: 01271 327711

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111. 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 South Molton take the A399 towards Blackmoor Gate, where after approximately five miles turn right to Challacombe on the B3358. In the village of Challacombe turn right opposite the Post Office and follow the road around into the old part of the village eventually crossing a pretty stone bridge. Continue for approximately half a mile and the land will be found on the right, just before a left hand junction signed to Five Cross Ways.

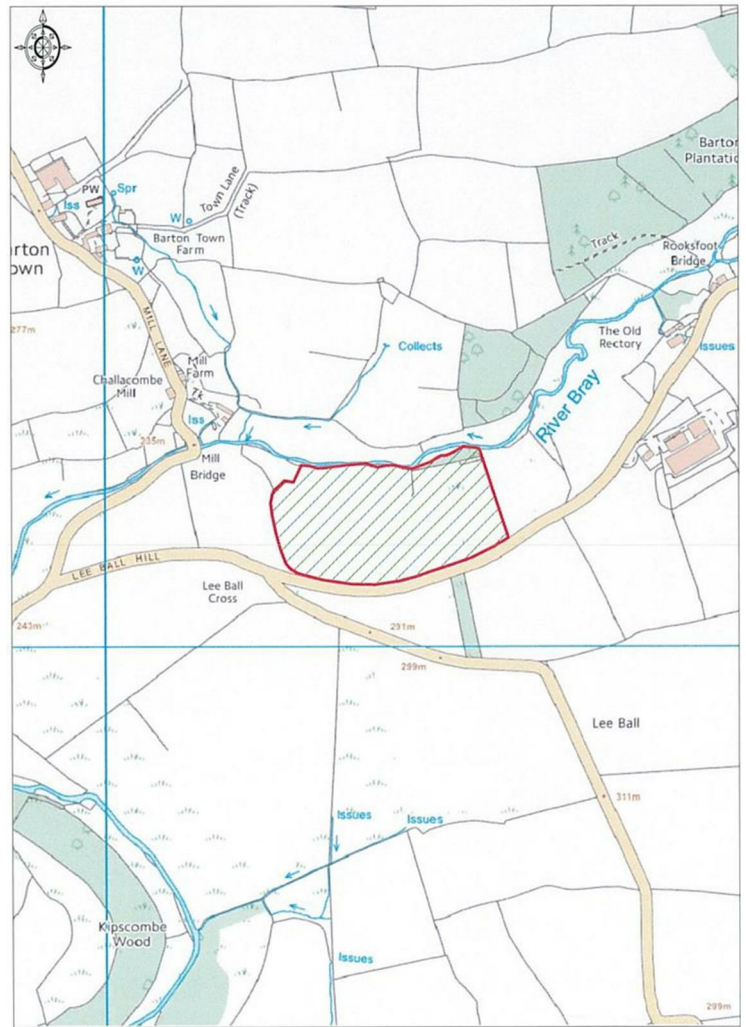
OMBUDSMAN

We are full members of the Ombudsman for Estate Agents scheme, full details of which are held here at the office.

IMPORTANT NOTICE

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- (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.



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