

20 Acres of land and building

Guide Price £350,000 Freehold

0 bedroom land for sale

Description
An unusual opportunity to purchase approximately 20 acres of pasture, rough grazing, and a small area of naturally regenerated woodland. The land includes a 36ft x 18ft (approx.) timber and galvanised agricultural building with potential for planning (subject to consent).



Set on the side of a sunny south-facing valley, the property enjoys an attractive rural position just outside Exmoor National Park.

VIEWING

Strictly by prior appointment through the Joint Sole Agents, Exmoor Property on 01598 752221 or
Nancekivell & Co on 01769 574111. Prospective purchasers are advised to discuss any specific points of interest with a member of staff who has viewed the property to avoid a wasted journey.

DIRECTIONS

W3W///cooked.bother.youth

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.

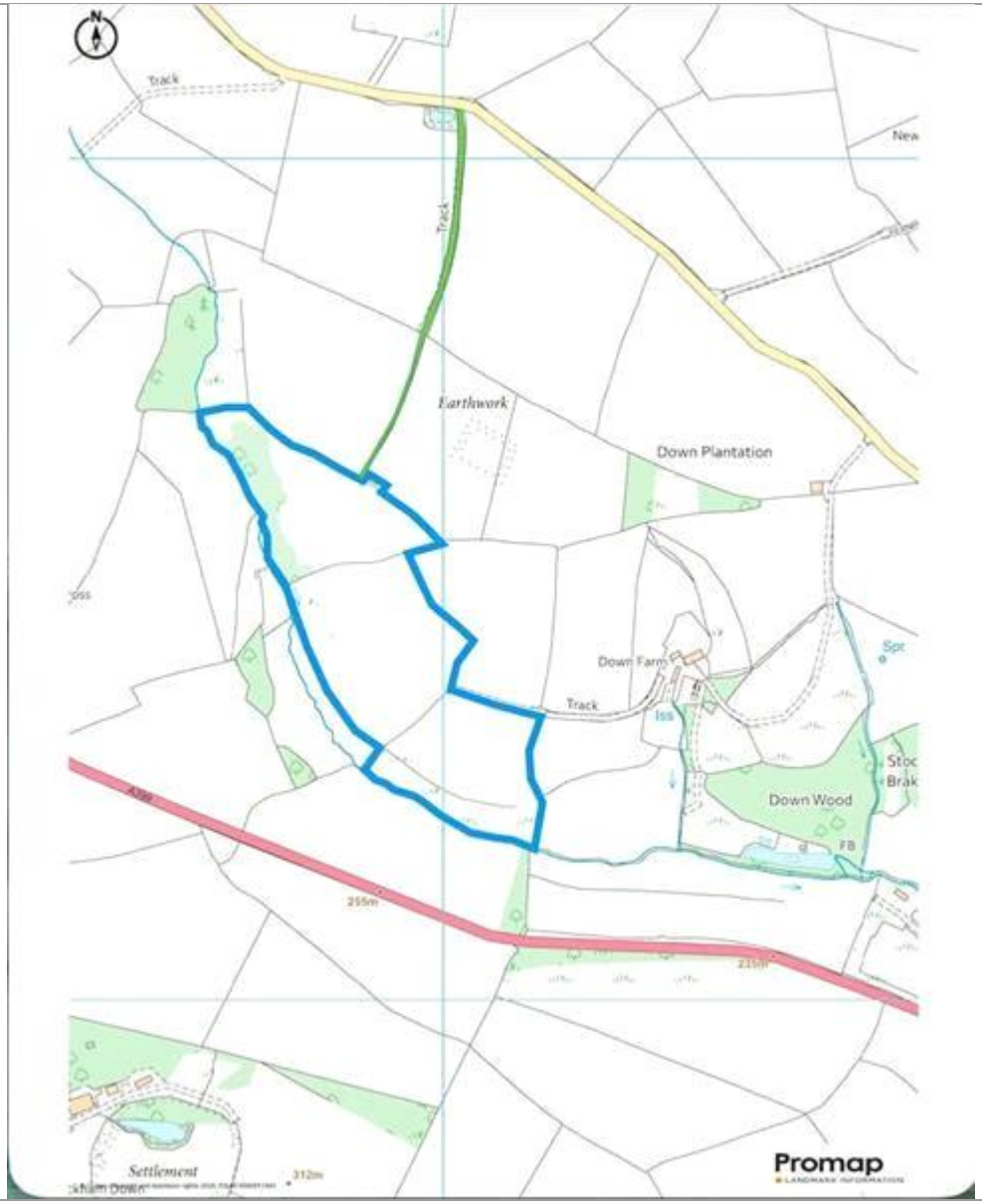
LOCAL AUTHORITY

North Devon Council
PO Box 379
Barnstaple
EX32 2GR
Tel: 01271 327711
http://www.northdevon.gov.uk

IMPORTANT NOTICE
These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.
A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.
COPYRIGHT © 2025 EXMOOR PROPERTY

Tenure: Freehold

Tenure
Freehold


Track
Track
Earthwork
Down Plantation
Down Farm
Track
Down Wood
FB
255m
Settlement
312m
Promap







Viewing by appointment only
Exmoor Property - Head Office
106 East Street, South Molton, North Devon EX36 3DB
Tel: 01769 573881 (24/7) Email: info@exmoorpropertyletting.co.uk Website:
https://www.exmoorpropertyletting.co.uk