



**30.84 ACRES LAND NR LITTLE COMFORT, BRAUNTON
DEVON**

DESCRIPTION

A productive parcel of Grade 3 pasture land split into two enclosures. The land extends to approximately 30.84 acres (12.48 ha) and has excellent hay and silage making potential.

SITUATION

The land is located approximately 1.5 miles to the south of the village of West Down and approximately 3.5 miles to the north of Braunton. The larger town of Barnstaple is located approximately 6.5 miles to the south east.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

Mains water is not connected to the land. Prospective purchasers are invited to speak to South West Water for further information on a mains water connection if required.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the purposes of the Basic Payment Scheme and BPS entitlements are included in the sale.

BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

OS Sheet No.	Field No.	Area (Ha)	Area (Acres)
SS5140	8206	6.77	16.73
SS5239	0591	5.71	14.11
TOTAL		12.48	30.84

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering with Carver Knowles. Purchasers enter onto the property entirely at their own risk.

LOCAL PLANNING AUTHORITY

North Devon Council. Tel: 01271 327711

TENURE AND POSSESSION

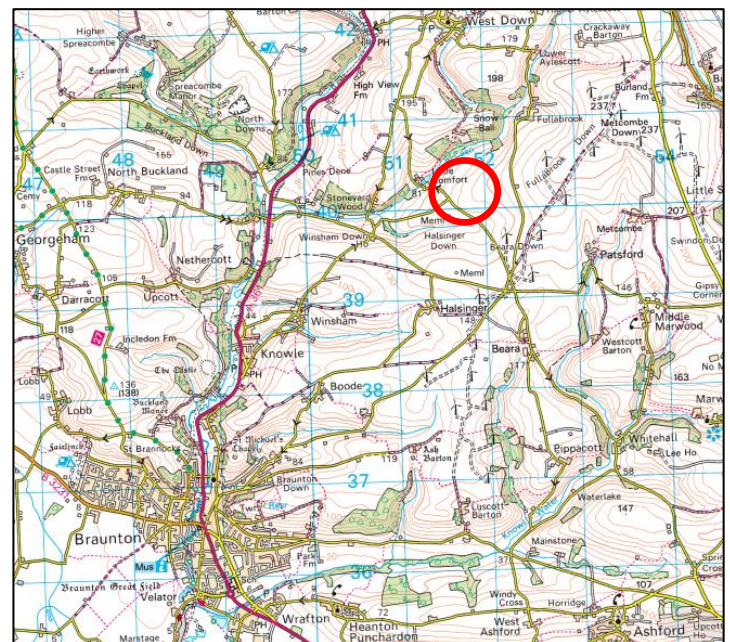
The property is offered Freehold with Vacant Possession on completion.

DIRECTIONS

From Braunton: Take the A361 heading north (towards Knowle) and continue for 2.2 miles. Turn right towards Heddon Mill and continue for 0.7 miles before turning left. Continue for approximately 100 m and then take the first right hand turn. Continue for approximately half a mile. The land is located opposite the junction (the right hand side gateway). Turn right and you will find a further gate on your left hand side to the second field parcel.

The land is indicated by the Agent's For Sale board.

Approx postcode: **EX33 2NJ**



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Regulated by

