

STAGS

Barn and Land on Venn Road Venn Road, Barnstaple, Devon EX32 0HS

An agricultural building with land & views in a rural yet accessible location close to Barnstaple

Barnstaple Town Centre 2.5 miles - A361 (North Devon Link Road) 1.5 miles

• Timber Framed Building (204 sq. metres) • 7.46 Acres (3.05 Hectares) • Direct Road Access • Views over Open Countryside • Gently Sloping Pasture Land • For Sale by Private Treaty • FREEHOLD

Guide Price £299,000

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SITUATION

The land is positioned near to Venn Cross in a rural location between Barnstaple, Landkey and Bishops Tawton near the eastern fringes of Barnstaple. There are excellent road links nearby with the A361 (accessible within 1.5 miles) linking with Junction 27 of the M5 motorway.

Barnstaple is the regional centre for north Devon and it's town centre is within 2.5 miles whilst the beaches of Saunton, Croyde, Putsborough and Woolacombe are all within easy reach.

DESCRIPTION

The property includes an agricultural building set within approximately 7.46 acres (3.05 hectares), positioned in a rural yet accessible location near to Barnstaple.

The building measures approximately 14.37m x 14.22m and has a timber frame with timber roof supports and a box profile sheet roof. The elevations are enclosed with timber cladding and timber boards above. There is an earth floor and the building is currently used for storing agricultural machinery and hay.

To the south of the barn there is a stone turning and parking area which is enclosed with post and rail fencing. There are views over the rolling countryside to the south and east. Towards the north-eastern corner of the land are the remains of a derelict cob barn and a second gateway on to Venn Road.

The pasture land is within a single gently sloping field and which is suitable for grazing and mowing and has it's own access on to the road.

SERVICES

There are no mains services connected to the land or barn.

ACCESS

There is direct access to the property from the public highway.

METHOD OF SALE

The barn and land are offered for sale by private treaty, as one lot.

TENURE

The property is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

North Devon District Council.









COVENANT
There is an historic covenant on the land which states that the land owner is 'not to work or cause or permit to be worked the minerals or other substances in or under the land'.

DESIGNATIONS
The property lies within a Nitrate Vulnerable Zone (NVZ) but is not within an Areas of Outstanding Natural Beauty (AONB).

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

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing across the property.

We understand that a mains water pipe runs underneath the land which supplies Venn Quarry.

SPORTING AND MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

VIEWING
Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS
From Barnstaple, continue east on the A361 (North Devon Link Road) and after approximately 1 mile take the right turn towards Landkey. Take the first right turn towards Barnstaple and continue along this road. Immediately after passing the garage (on the left) turn left and continue straight on up the hill.

As the road descends, at the the sharp left turn (Venn Cross), follow the road around to the left and after 300 yards the land and barn will be found on the right.

WHAT3WORDS
Reference/// guitar.polar.aced

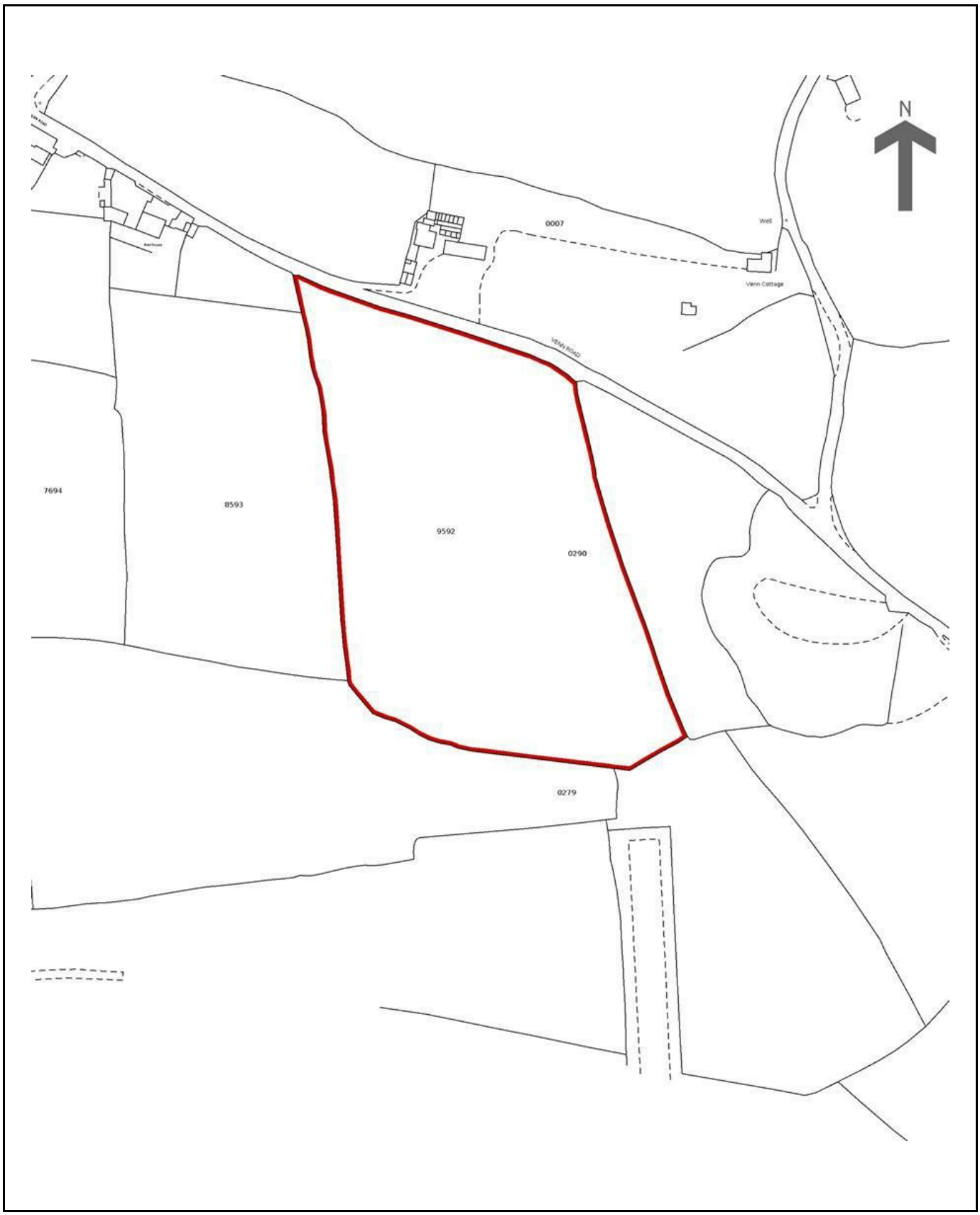
DISCLAIMER
These particulars are a guide only and are not to be relied upon for any purpose.











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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.