



Barn and Land near Batsworthy Cross , Rose Ash, South Molton, Devon EX36 4RF

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**A substantial agricultural building with land in an accessible location**

South Molton 7.5 miles - Tiverton 11.5 miles - A361 1.6 miles

• General Purpose Agricultural Building (267 Sq. m) • 2.26 Acres (0.91 Hectares) • Easy Access to the A361 • Level Grass Land • For Sale by Private Treaty • FREEHOLD

**Guide Price £150,000**

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## SITUATION

The barn and land are situated within an accessible part of North Devon, a short distance to the south-west of Batsworthy Cross and lies at about 245 metres above sea level. The wind turbines at Batsworthy Cross are nearby.

The market town of South Molton lies approximately 7.5 miles to the north-west and the larger town of Tiverton lies 11.5 miles to the south-east. The A361 (North Devon Link Road) can be accessed at Moortown Cross which is within 1.6 miles of the land.

## DESCRIPTION

The building sits within a plot of approximately 2.26 acres (0.91 hectares) and has views to the south over rolling countryside. Access to the North Devon Link Road (A361) is within 1.6 miles.

The building has been used for agricultural purposes and is constructed with a steel portal frame, enclosed on three sides with box profile metal sheeting which also covers the roof. The building is currently divided into two sections (approximately 19.14m x 8.98m and 12.41m x 7.73m) and has an earth floor.

The land available with the barn is either level or very gently

sloping and forms part of a larger field. A new fence will need to be erected by the purchaser along the southern boundary.

## SERVICES

There are no services currently connected to the land. We understand that mains water may be available at Batsworthy Cross but purchasers must make their own enquiries.

## ACCESS

Access to the land from the public highway is via an unrestricted right of way over the area shown coloured brown on the land plan. The right of access will be at all times and for all purposes, with or without vehicles.

## METHOD OF SALE

The property is offered for sale by private treaty, as one lot.

## TENURE

The property is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

## PLANNING

A planning application has been submitted for the conversion and change of use of the existing building to a light industrial business unit. The planning reference is: 79720.





## LOCAL AUTHORITY

North Devon District Council.

## DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

## LAND PLAN

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

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## 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 over the property.

## VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From the A361 (North Devon Link Road) at Moortown Cross take the exit signposted towards Rose Ash, Ash Mill and Bishops Nympton and follow the road around to the right.

After approximately 800 yards turn left at Beaples Moor Cross signposted towards Meshaw and Witheridge. Continue to the next crossroads (Batsworthy Cross) and continue straight across. The gate into the land will be found on the left after approximately 150 yards.

## WHAT3WORDS

Reference /// evolution.dozen.dormant

## 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.