

**BATEMAN**

**HOSEGOOD**

The Granary, Netherstonhaies Farm, Butterleigh, Cullompton  
EX15 1PG

T 01884 839980

[www.batemanhosegood.co.uk](http://www.batemanhosegood.co.uk)



**Peace Parks Land, Bratton  
Fleming, Barnstaple, Devon,  
EX31 4RS**

**Extensive range of agricultural buildings**

**Dilapidated stone barn**

**68.43 acres of pasture**

**Useful yard area**

**Good road access.**

**Guide Price £650,000**



# Peace Parks Land, Bratton Fleming, Barnstaple, Devon, EX31 4RS

## Situation

The land is located 1 mile to the east of the village of Bratton Fleming, close to the edge of Exmoor National Park.

## Description

The land consists of some 68.43 acres of agricultural pastureland. The land is laid to permanent pasture and benefits from an extensive range of modern farm buildings: 90' x 30' with a 90' X 20' lean to either side and a 20' x 18' general store shed to the rear. There is a useful yard area in front of the farm buildings. The land is serviced with spring water, with mains water and electricity connected to the buildings. The land has good road access.

In addition there is a dilapidated stone barn located away from the main buildings.

## Basic Payment Scheme and Stewardship Agreements

The land is registered for the purposes of the Basic Payment Scheme. Entitlements are available by separate negotiation. The land is not currently subject to any Environmental/Countryside Stewardship Agreements, although an application has been submitted for 2019.

## Tenure and Possession

The land is offered for sale Freehold Tenure and Vacant Possession will be available on completion

## Wayleaves/Easements/Rights of Way

There are electricity lines crossing the land. A footpath passes along the north eastern boundary of the land.

## Local Authorities

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

## Directions

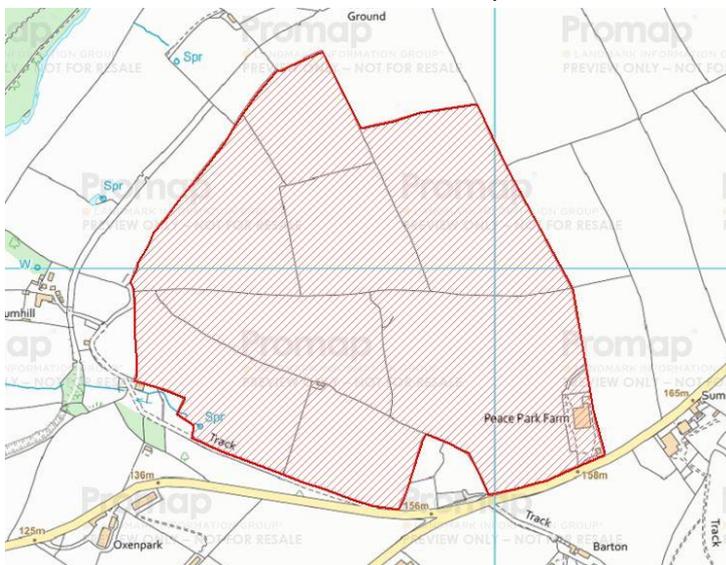
From the A399, follow signs for Bratton Fleming, pass through the village, after approximately ½ mile, there is an entrance marked 'Peace Parks' on the right which is the entrance to the land.

## Viewing

Viewing is strictly by appointment only with the agents Bateman Hosegood on 01884 839980.

## Particulars and Plan

The attached plan is not to scale and is only for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.



Agents note: Bateman Hosegood Ltd for themselves and for the vendor(s) or lessor(s) of the property gives notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mis-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.