

**FOR SALE OFFERS INVITED - Guide £30,000**

On Behalf of Devon County Council



**Traditional Barn,  
High Bickington  
Devon  
EX37 9AY**

Contact: Claudia Smith  
T: 01392 351067  
E: [agency.exeter@nps.co.uk](mailto:agency.exeter@nps.co.uk)



- Potential for conversion to residential use subject to Planning
- Site area approximately 0.12 acres (485 sq. m)

## Traditional Barn at High Bickington, Umberleigh, Devon EX37 9AY

### Description

The barn is on Paws Road, on the edge of the village of High Bickington and approximately 0.3 miles to the west from the B3217.

### Site Area

The site to be sold extends to an area of approximately 0.21 acres (485 sq. m.) as shown by red edging on the plans below.

### Planning

Interested parties should make further enquiries in relation to planning from Torridge District Council on 01237 428700 or by email: [planningsupport@torridge.gov.uk](mailto:planningsupport@torridge.gov.uk)

### Fencing

The site is bordered on two sides by the road and hedge. The new owner will be required to erect a new post, rail and pigwire fence along the other two boundary lines.

### Tenure

The site is available freehold with vacant possession on completion.

### Services

There are no services to the barn. Prospective purchasers will need to satisfy themselves as to the availability of mains water, gas, electricity and drainage.

### Viewing

The site can be viewed from the public highway but if access is required onto the site to view the barn then this should be arranged through the NPS Group.

When viewing, please do not enter into the building beyond the safety fence.

For a viewing and general enquiries please contact:

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E: [agency.exeter@nps.co.uk](mailto:agency.exeter@nps.co.uk)

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nps/group



NPS South West, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000  
[nps.co.uk](http://nps.co.uk)

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### Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the site and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

### VAT

Interested parties are advised that the County Council has confirmed (where it is able and not required by law) it will not take any steps to waive the exemption from VAT in respect of the site prior to completion of purchase.

### Method of Sale

Sale by private treaty

### Tenure

The property is available freehold with vacant possession on completion

### Services

The barn has no services

### EPC

Not applicable

### Terms of Sale

1. Offers are invited
2. Offers cannot be accepted by NPS Group either at its offices or by its employees.
3. The site is bordered on two sides by the road and a hedge. The purchaser will be required to erect a new post, rail and pigwire fence along the other two boundary lines to separate the area from the farmland next door.
4. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

### Important Notices

NPS Group for themselves and for the Vendor of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of NPS Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, not to enter into any contract relating to the property or behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.
5. NPS is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

### Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.