



6.3 Acres Agricultural Land, Chapel Lane, Combe Martin, Devon, EX34 0HJ

Price guide £90,000

6.3 ACRES OF STREAM BORDERED AGRICULTURAL PASTURE LAND SUBDIVIDED INTO 3 LOVELY LEVEL OR GENTLY SLOPING PASTURE PADDOCKS IN A SHELTERED SOUTH FACING VALLEY AT THE END OF A QUIET LANE ON THE EDGE OF COMBE MARTIN VILLAGE.



VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

ACCESS

Access is available from Chapel Lane just after the Ford through a wooden gate on the left hand side.. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Combe Martin Harbour travel up the village High St and take a left after approx 850 Metres up Chapel Lane towards the Football pitch which pass on the left hand side and keep driving as the road narrows until you see the sign no unauthorised vehicles. Pass this sign and bear right up the narrow lane and the entrance to the fields will be found on the left hand side.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

There are no mains services connected to the land but they all are closeby. Each of the three paddocks has access to stream water.

TENURE

The property is freehold and will be offered for sale with vacant possession.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the

property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

