



## **The Dilapidated Building & Land, St. Eval, Wadebridge, Cornwall, PL27 7UN**

**Price guide £30,000**

A UNIQUE AND UNUSUAL OPPORTUNITY TO PURCHASE A COMPLETELY DILAPIDATED AND OVERGROWN STONE BUILDING SET ON A TRIANGULAR SHAPED BLOCK OF LAND NR ST EVAL ON THE NORTH CORNISH COAST. THE PROPERTY SITS ADJACENT TO A QUIET COUNTRY LAND AND SERVICES ARE NEARBY. NOTE THERE IS NO PLANNING CONSENT TO DEVELOP THE SITE SO THIS IS A SPECULATIVE PURCHASE ONLY.





#### 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.

#### DIRECTIONS

From the Kart track at St Eval signposted from the A39 at Winnard's Perch travel past the entrance and take the next right turn signposted Downhill and Engollan follow this road for a short distance and take the first right where the property will be found marked with a Nancekivell For Sale Board on the right hand side.

#### ACCESS

Access is available from the adjacent quiet council lane. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### PLANNING

There is no planning permission to change the use or develop the site at present.

#### DILAPIDATED BUILDINGS

The building is dilapidated and all viewers inspect the property at their own risk.

#### 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.

#### MAPS & PLANS

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

#### LOCAL AUTHORITY

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

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### TENURE

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

