



1.2 Acres of Land, Stable & Lime Kiln, Park Lane, Combe Martin, Devon, EX34 0LL

Price guide £39,950

A 1.2 ACRE BLOCK OF AGRICULTURAL LAND WITH A 30ft BY 15ft BLOCK BUILT STABLE A DISUSED STONE BUILT LIME KILN OF LOCAL ARCHAEOLOGICAL INTEREST TOGETHER WITH A FIELD SHELTER 30ft BY 12ft.

THE LAND IS ACCESSED ALONG A QUIET RURAL LANE WITH LOVELY RURAL VIEWS JUST PAST THE CHURCH IN THE COASTAL TOWN OF COMBE MARTIN ON THE VERY EDGE OF THE EXMOOR NATIONAL PARK.



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 Combe Martin Village find the Parish Church on Barnstaple road and turn in to Park Lane just above the Church and drive along this rural lane passing a number of properties. At the end of the lane after a short distance the main entrance to the land will be found on the right hand side marked with a Nancekivell for sale board.

ACCESS

Access is available from the end of a rural lane known as Park Lane which is can be found running above the Combe Martin Parish Church . Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DILAPIDATED BUILDINGS

The buildings are dilapidated and all viewers inspect the property at their own risk particularly around the disused Lime Kiln.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

LOCAL AUTHORITY

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

MAPS & PLANS

A Land registry plan DN 566194 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.

PLANNING

There is no planning permission to reside at the site for residential purposes.

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.

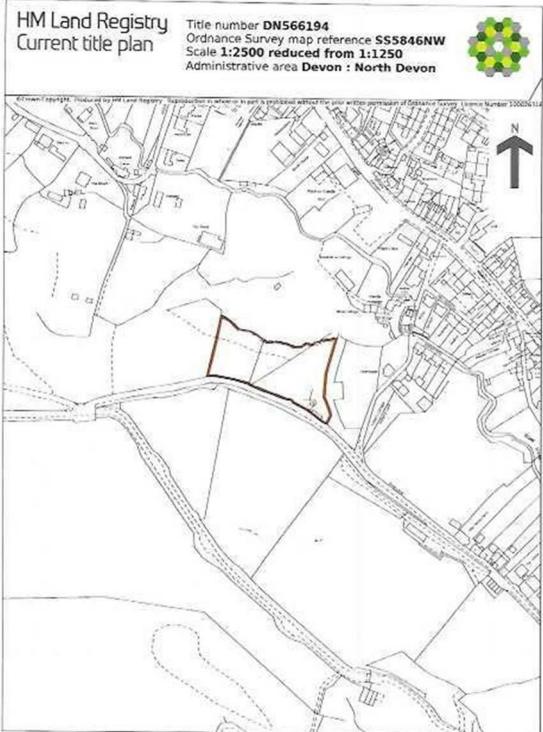
THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

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.
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