



## 4 Acres and Building, West Down, Ilfracombe, Devon, EX34 8NH

**Price guide £50,000**

SITUATED WITHIN WALKING DISTANCE OF WEST DOWN VILLAGE THIS IS A BLOCK OF JUST OVER 4 ACRES OF AGRICULTURAL LAND WITH A 30ft BY 15ft AGRICULTURAL BUILDING, LANE ACCESS AND A WATER BORE HOLE AS WELL AS A STREAM WATER SUPPLY.



#### 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 Easterground lane which leads off from the village of West Down. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### DIRECTIONS

From the village square drive East along the road and following the signs to Easterground crossing a shallow ford. The entrance to the land will be found on the left hand side marked with a for sale Board.

#### 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.

#### 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.

#### LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

#### 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.

#### WATER BORE HOLE

There is a water bore hole which can supply a constant supply of water. The bore hole needs the appropriate solar pump and collection tank to be fitted by the purchaser.

#### TENURE

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

