



Quarry at Branton, Corilhead Road, Branton, Devon, EX33 2EW

Guide price £65,000

A RARE OPPORTUNITY TO PURCHASE A DISUSED QUARRY AND AMENITY LAND OFF A QUIET LANE ON THE EDGE OF BRAUNTON VILLAGE WITH GATED ACCESS THE WHOLE EXTENDING TO 1.4 ACRES. THE PROPERTY MAY HAVE SOME LONG TERM PLANNING POTENTIAL.



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 centre of Braunton proceed North towards Ilfracombe and Knowle. Just before reaching Knowle take the sharp right turn up a hill behind woodland where at the top after a short distance the Quarry will be found on the Left Hand side behind a pair of timber gates.

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>

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor or vendors agencies will be responsible for defining the boundaries for any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

TENURE

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

THE PROPERTY OMBUDSMAN

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

WARNING

Quarries and land can be dangerous places. Please take care when viewing the property.

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.

HM Land Registry Current title plan

Title number DN615543
Ordnance Survey map reference SS4837NE
Scale 1:1250 enlarged from 1:2500
Administrative area Devon : North Devon



This is a copy of the title plan on 15 MAR 2019 at 05:50:01. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

