



3 Ac Pasture Paddock, Lee Road, Lynton, Devon, EX35 6JH

Guide price £200,000

EXTENDING TO ABOUT 3 ACRES THIS BLOCK OF LAND LYING ADJACENT TO LYNTON SPORTS FIELD AND THE VALLEY OF ROCKS WITH DIRECT ACCESS ON TO THE ADJACENT QUIET ROAD WITH MAINS ELEC & WATER WITH PRIVATE DRAINAGE. THE PROPERTY OFFERS A STUNNING OPPORTUNITY TO CREATE SUBJECT TO PLANNING A POSSIBLE CARAVAN AND CAMP SITE IN A VERY POPULAR AND WELL KNOWN PART OF THE EXMOOR NATIONAL PARK CLOSE TO THE VALLEY OF ROCKS.



DIRECTIONS

From Lynton Town centre head for the valley of Rocks where the site will be found on the left just after the sports field.

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 the adjacent council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

THE SITE

Forming a level area with Devon banks and attractive stone walls nestled in a lovely location between Lynton and the famous Valley of Rocks an attractive natural coastal glacial valley on the North Devon Coast nr to Lynmouth. The site can easily be subdivided into compartments and there are hardened entrance tracks and parking areas.

PLANNING

Please note the land is designated as agricultural and currently does not have any planning permission for a caravan or campsite. Potential buyers should make their own enquiries further information from the agents.

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.

TENURE

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

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.

