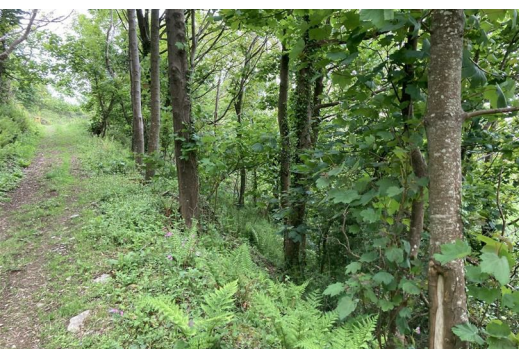




Woodland at Corilhead Road, Braunton, Devon, EX33 2EW

Guide price £75,000

A 3.45 ACRE BLOCK OF NATURALLY REGENERATED WOODLAND SITUATED ON THE EDGE OF BRAUNTON VILLAGE WITH A LANE ACCESS FROM A COUNCIL ROAD AVAILABLE AS A WHOLE OR IN TWO LOTS.



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 Coril head road approached from Silver Street Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

DIRECTIONS

From Silver street in Braunton travel up the hill until you enter Coril Head Road where an unmarked green lane track will be seen on the right hand side which is for use on foot or four wheel drive vehicles.

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 as a whole or in 2 Lots.

LOTTING

The property can be purchased as a whole as shown in red and blue on the attached plan or in two lots as follows Lot One South 1.55 Acres edged in red £35,000 (thirty five thousand pounds) or Lot Two Blue 1.89 Acres edged in Blue 1.89 Acres £45,000 (forty five thousand pounds)

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.

