



Store Building and Garden, Caddywell Lane, Torrington, Devon, EX38 7EW

Guide price £36,000

AN UNUSUAL OPPORTUNITY TO PURCHASE A STONE AND GALVANISED 18ft by 15ft STORE SHED WITH ADJACENT PRIVATE GARDEN SITUATED OFF A VERY QUIET COUNTRY LANE WITHIN WALKING DISTANCE OF TORRINGTON.



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.

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. The land registry title is DN590635

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.

BUYING THE PROPERTY

In order to make an offer for the above property we require the following information.

Name and price of property.

Confirmation you have viewed.

Full name including middle name, address, phone number and DOB of all legal purchasers.

Confirmation of how you will fund the purchase.

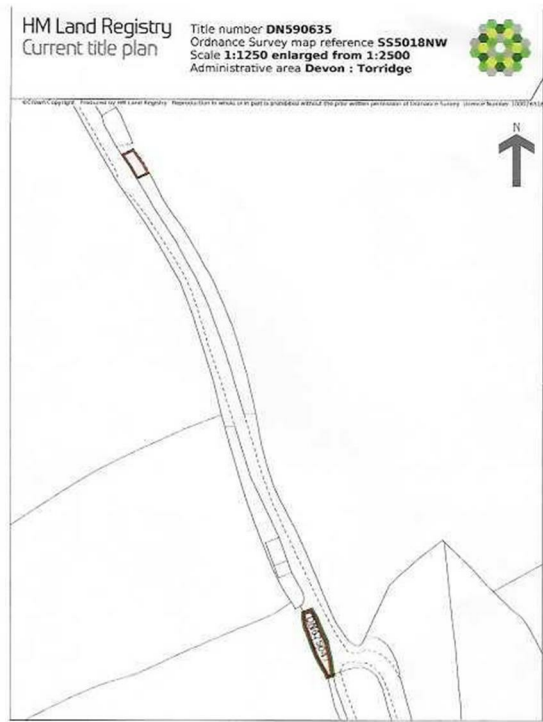
Full contact details of your instructed solicitor inc e mail.

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.



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This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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This title is dealt with by HM Land Registry, Plymouth Office.

