



**Land off Oldrey Lane, Winsford, Minehead, Somerset, TA24 7HU**

**Guide price £20,000**

0.75 Acre of quietly located amenity land situated in the heart of the Exmoor National Park with lane access running down to a stream boundary. Situated near to Wheddon Cross & Winsford the land would suit those looking for a quiet but accessible piece of amenity land in an unspoilt area surrounded by agricultural farmland.





**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**

W3W///samplers.nutty.groups

**TENURE**

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

**SERVICES**

There are no mains services connected to the land.

**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.

**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.

