



26.41 Acres Land and Buildings, Knowstone, South Molton, Devon, EX36 4RS

Guide price £200,000

A QUIETLY SITUATED BLOCK OF 26.41 ACRES OF AMENITY LAND WITH ROAD ACCESS AND A 60FT BY 18FT STEEL FRAME AGRICULTURAL BUILDING BESIDE THE 'CROOKED OAK' RIVER SET ON A SLOPING SITE WITH A FURTHER RANGE OF DILAPIDATED AGRICULTURAL BUILDINGS AND A SMALL BLOCK OF NATURALLY REGENERATED DECIDUOUS WOODLAND. MAINS WATER AND MAINS ELEC AND MAINS WATER ARE AVAILABLE. SALE BY AUCTION 25TH JULY 2023.



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. or Richard Nancekivell 07770 966372 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

<https://w3w.co/courage.piles.emporium>

METHOD OF SALE

The property will be offered for sale by public Auction Tuesday 25th July 2023, 19:00pm Mendip Springs Golf Club. BS49 5JT

THE SOLICITORS

Porter Dodson Solicitors

The Quad

Blackbrook Park Avenue

Taunton

Somerset

TA1 2PX

Phone: 01823 625800

Email: info@porterddodson.co.uk

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

AGENTS NOTE

There is a public footpath running across the land from the council road.

£2,000 plus Vat contribution from the buyer to the vendors costs.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

RESERVE PRICE

The property will be offered subject to a reserve price. The auctioneers reserve the right to bid on behalf of the vendor and to withdraw the property from the auction in the event of it not reaching its reserve price.

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.

