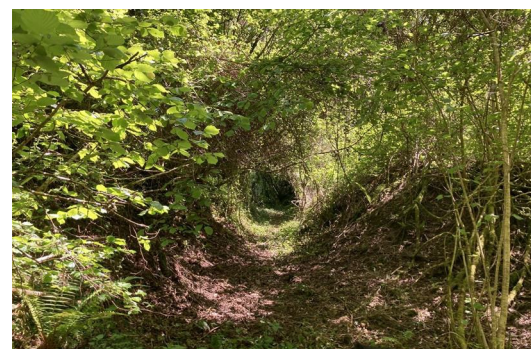
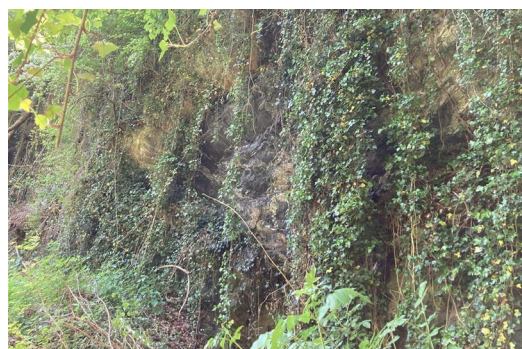
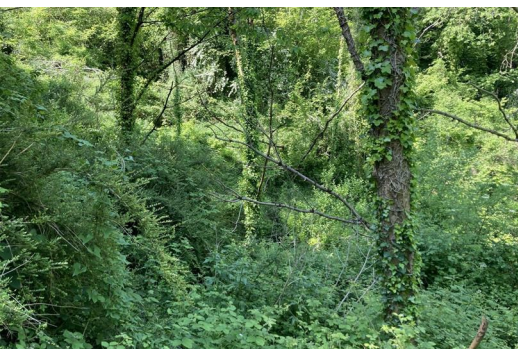




2.1 Acres Land at Western Gardens, Combe Martin, Ilfracombe, EX34 0EY

Guide price £75,000

LOCATED ON THE EDGE OF COMBE MARTIN WITHIN EASY WALKING DISTANCE OF THE SEA AND IN SITE OF LITTLE HANGMAN HILL THIS IS A 2.1 ACRE BLOCK OF FORMER QUARRIES WITH LANE ACCESS AND A SERIES OF DILAPIDATED STORE SHEDS NOW MOSTLY COVERED BY DECIDUOUS MATURE TREES PART OF THE SITE BEING DESIGNATED AS A TPO. THE LOCATION OF THE SITE JUST OFF COMBE MARTIN HIGH STREET COULD GIVE RISE TO NUMEROUS ALTERNATIVE USES SUBJECT TO PLANNING.



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.

WARNING

Quarries are dangerous places and viewings are undertaken at the risk of the prospective purchaser and no liability will fall on the agents or the vendors. Please take care when viewing the property particularly in the vicinity of the edge of the quarries.

DIRECTIONS

W3W///patting.starters.excavate. Park at this location which is on the high street then walk down Western Gardens and as you turn right past the last house the entrance to the woodland will be found up a short lane on the left hand side. **THERE IS NO PARKING ALONG THIS LANE**

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.

<http://www.northdevon.gov.uk>

TENURE

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

IMPORTANT NOTICE

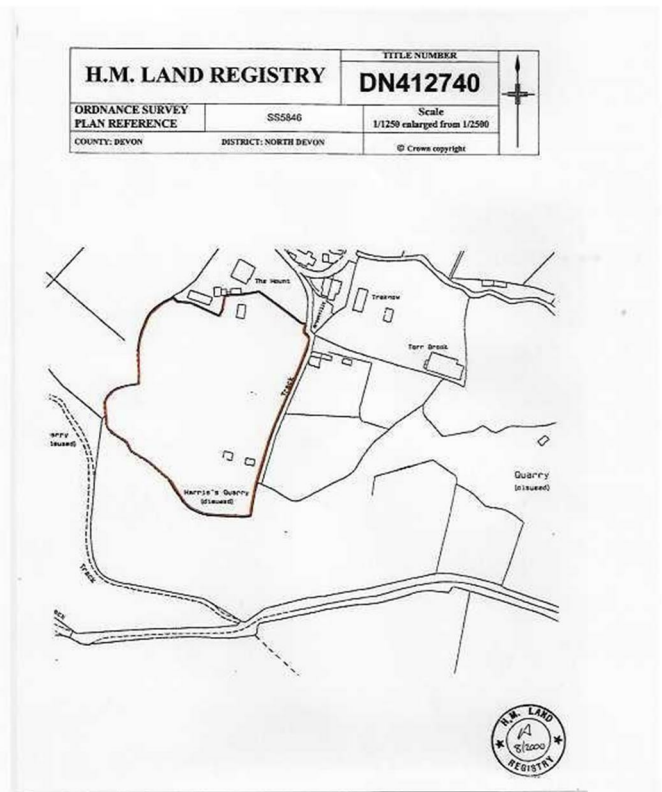
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(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MAPS & PLANS

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



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