



## **Woodland at Francis Plantation, New Barnstaple Road, Ilfracombe, EX34 9RH**

**Guide price £130,000**

A TIMELESS BLOCK OF APPROX 15 ACRES MATURE NATURALLY REGENERATED DECIDUOUS WOODLAND FORMING THE SIDE OF A STEEP COOMBE RUNNING DOWN TOWARDS ILFRACOMBE AND THE COAST WITH A HARDENED TRACK RUNNING THROUGH. THERE HAS BEEN SOME REPLANTING OF DECIDUOUS (OAK ASH BEECH ETC) AND THE WOODLAND HAS A STREAM BORDER TOGETHER WITH THE BENEFIT OF COUNCIL ROAD ACCESS.





## 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///spare.never.pack

## 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

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.

