



## The Building Site, Lorna Doone Farm, Oare, Lynton, Devon, EX35 6NU

**Price guide £200,000**

A LARGE FREEHOLD BUILDING SITE FOR A NEW DETACHED 3 BED RESIDENTIAL DWELLING SET IN A SHELTERED VALLEY WITHIN THE HEART OF THE EXMOOR NATIONAL PARK CLOSE TO THE FAMOUS DOONE VALLEY. SERVICES ARE ARE CONNECTED AND THE ACCESS AND FOUNDATIONS HAVE BEEN COMPLETED. THIS IS AN EXTREMELY RARE OPPORTUNITY TO BUILD A NEW PROPERTY INSIDE THE EXMOOR NATIONAL PARK INCLUDING PARKING, LAWNS AND SMALL DILAPIDATED STONE BUILDING.



**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**

W3Wfabricate.wing.tracks

**PLANNING**

Planning permission was granted on the 30/01/1996 by Exmoor National Park ref 62/11/96/002 and construction work has been confirmed started by the local planning authority.

**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>

Local Planning Authority Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL

Tel: 01398 323665 Email: [info@exmoor-nationalpark.gov.uk](mailto:info@exmoor-nationalpark.gov.uk)

**TENURE**

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

**SERVICES**

Mains electricity, private water supply, private septic tank drainage ( installed) .

**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.

**MAPS & PLANS**

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

