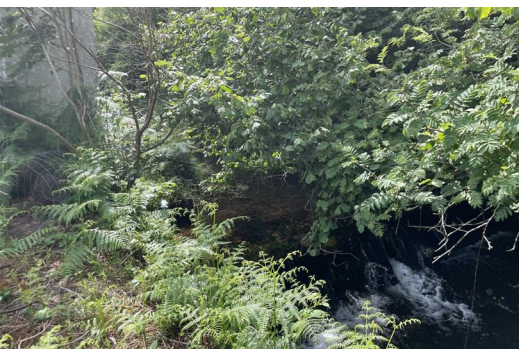




EX SWWA PUMPING STATION, Dean Steep, Barbrook, Lynton, Devon, EX35 6JS

Price guide £55,000

AN UNUSUAL OPPORTUNITY TO PURCHASE 0.22 ACRES OF LAND JUST BELOW DEAN STEEP NR BARBROOK WITHIN THE EXMOOR NATIONAL PARK WITH A 10Ft by 10Ft APPROX EX SWWA PUMPING STATION SET WITH ADJACENT PADDOCK, STREAM & WOODLAND IN A PEACEFUL UNSPOILT RURAL LOCATION WITH ACCESS FROM A COUNCIL ROAD.



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///skillet.jammy.whoever is the location of the entrance from which a roght of way approx 550 metres leads to the property for sale.

MAPS & PLANS

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

METHOD OF SALE

The property will be offered for sale by private treaty.

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.

