



8.5 Acres Land, Home Lane, Lee, Ilfracombe, Devon, EX34 8LW

Guide price £90,000

An 8.5 acre block of freehold agricultural land set in an elevated position overlooking the Bristol Channel in the sought after Lee Valley situated between Ilfracombe and Woolacombe. The land has road access off Home Lane through a galvanised gate into the first of three fields which are all down to permanent pasture, are level or undulating surrounded by Devon Banks and wire fencing. This is a rare opportunity to purchase a lovely block of pastureland with wonderful views away to the sea and back up the heavily wooded Lee Valley.



METHOD OF SALE

The property will be offered for sale by private treaty.

MAPS & PLANS

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

LETTING AGRICULTURAL LAND

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

TENURE

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

LOCAL AUTHORITY

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

DIRECTIONS

From Ilfracombe travel down into Lee Valley where, as you approach the coast with the Old Post Office on your left, turn up Home Lane at the top of which there is a galvanised gateway on the right just before a junction. Please note, THESE ROADS ARE VERY NARROW and are suitable for small vehicles only.

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.

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.

THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

