



**1.2 Acres of Land, Field shelter & Lime Kiln, Park Lane, Combe Martin, EX34 0LL**

**Guide price £75,000**

A 1.2 ACRE BLOCK OF LAND LYING ADJACENT TO PARK LANE ON THE EDGE OF COMBE MARTIN COMPRISING A DISUSED GRADE 11 LISTED LIME KILN, FIELD SHELTER AND ABOUT 1.2 ACRES OF PASTURE WITH LOVELY VIEWS OVER THE VILLAGE.





**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///famous.mailers.registers

**LOCAL AUTHORITY**

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

**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.

**PLANNING**

There is no planning permission to use the site as a dwelling.

**TENURE**

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

**IMPORTANT NOTICE**

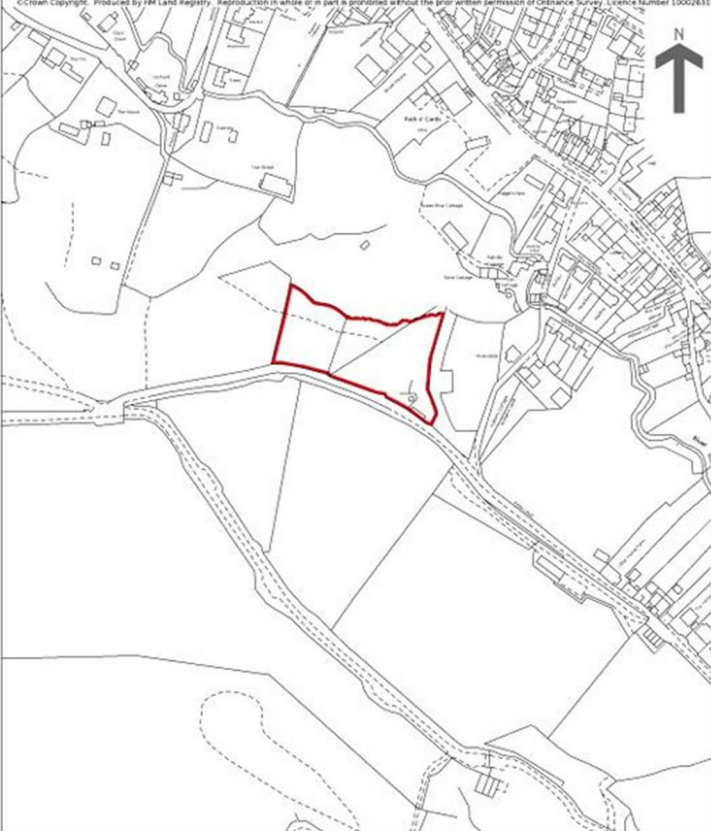
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HM Land Registry  
Current title plan

Title number **DN566194**  
 Ordnance Survey map reference **SS5846NW**  
 Scale **1:2500 reduced from 1:1250**  
 Administrative area **Devon : North Devon**

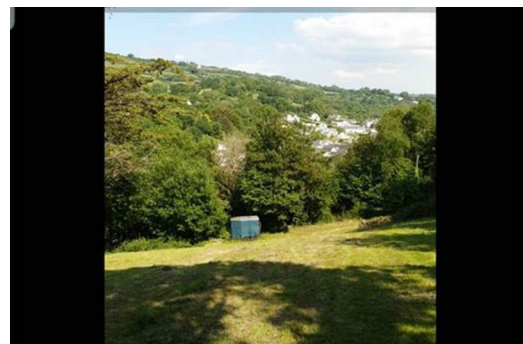
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