

Land at Higher Slade Road, Ilfracombe, Devon

Land at Higher Slade Road, Ilfracombe, Devon EX34 8LS

Ilfracombe 2.5 miles; Woolacombe 3 miles; Braunton 8 miles; Barnstaple 12 miles; Bideford 22 miles

An attractive and conveniently located block of productive pasture land enjoying superb views with potential for a variety of agricultural, equestrian or amenity uses. In all about 28.05 Acres.

Freehold Guide Price - £180,000



Description

This sale represents an exceptionally rare opportunity to acquire a useful parcel of productive agricultural and amenity land occupying a convenient and readily accessible rural position lying between the popular coastal centres of Ilfracombe and Woolacombe. The land is contained within one large block and primarily divided by natural hedgerows into a number of convenient and manageable enclosures, although having been extensively grazed the internal fencing does now require attention. Direct road access is available to the land via two gateways from the council lane which runs along the southern boundary.



The land is primarily gently undulating, comprising mainly traditional pasture, with small rocky outcrops at the northernmost end. The ruins of a stone building and an overgrown former pond are centrally located within the land.

In recent years the land has been farmed extensively with minimal artificial inputs, utilised primarily for livestock grazing and fodder production. The traditional hedgerows and pasture have been sympathetically managed to provide a wide range of flora and fauna, affording wonderful conservation potential. Nevertheless, the potential undoubtedly exists to bring the land back into more intensive agricultural production, subject to obtaining any necessary consents. The lands convenient location, superb views and aesthetic appeal may also make it suitable for a variety of conservation, equestrian or other amenity uses.

Extending in total to about **28.05 Acres** (11.35 Ha) the land is offered for sale as a whole, as shown shaded pink on the attached identification plan and described within these sale particulars.

Situation

The land occupies a tucked away and yet convenient rural position surrounded by unspoilt rolling countryside within a predominantly agricultural landscape, lying between the larger town of Ilfracombe and the popular holiday destination of Woolacombe, enjoying superb coastal views. Despite its peaceful rural location the land is well situated for easy access to the surrounding districts and main routes of communication.

The coastal town of Ilfracombe lies to the north east providing supermarkets, restaurant's and secondary schooling, whilst

Barnstaple, the regional centre of North Devon, provides an extensive range of commercial, educational and recreational facilities. From Barnstaple the A361 North Devon link road provides easy access to Tiverton and the M5 motorway (Junction 27). Main line rail services are available at Tiverton Parkway (London Paddington approx. 2 hours) with international airports at Exeter and Bristol.

The nearby Exmoor National Park offers 267 square miles of beautiful protected landscape and is extremely popular with walkers, cyclists and horse riders, whilst the stunning North Devon coastline and renowned South West Coastal Path provide uninterrupted cliff top and coastal walks in spectacular scenery. To the south west are the surfing beaches of Saunton Sands and Croyde Bay, whilst the award winning and internationally renowned beach at Woolacombe is only a 10 minute drive away. Other popular tourist attractions in the area include the quaint former fishing villages of Clovelly and Lynmouth, theme parks such as the Milky Way and Big Sheep, the Doone Valley, Dunster Castle, RHS Rosemoor and various National Trust properties.





Tenure

The land is of freehold tenure with vacant possession available upon completion of the sale.

Services

The land benefits from some natural watering, although the seasonality and reliability of any natural water supply is unknown.

The land will be sold without any mains services of any kind and prospective purchaser's should make their own enquires as to the availability of these and any other services.

Agri-Environment Schemes & Designations

We understand that the land is currently not entered into any agri-environment schemes.

The land lies within the North Devon Coast National Landscape.

Rights of Way, Easements, Etc.

A public footpath crosses the land running along the inside of the eastern boundary.

We are not aware of any other rights of way crossing the land. The land, as far as required by the Vendors, will be conveyed, subject to all public or private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

Sporting and Mineral Rights

The sporting and mineral rights across the land, insofar as they are owned, will be included in the freehold sale.

Important Notice

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.

Directions

From Barnstaple, head north west on the A361 towards Braunton and Ilfracombe. Continue through Braunton, remaining on the A361 for Ilfracombe. At the Mullacott Cross roundabout take the first exit onto the B3343 signed for Woolacombe, Lee and Mortehoe. Follow this road for 1.4 miles and at Lee Cross turn right beside Woolacombe Lakes, signed for Lincombe and Lee. Continue along this lane for 0.8 miles whereupon the first entrance gate to the land will be found on the left hand side, denoted by the Agents 'For Sale' board.

What3Words - For the exact location download the App and enter:-

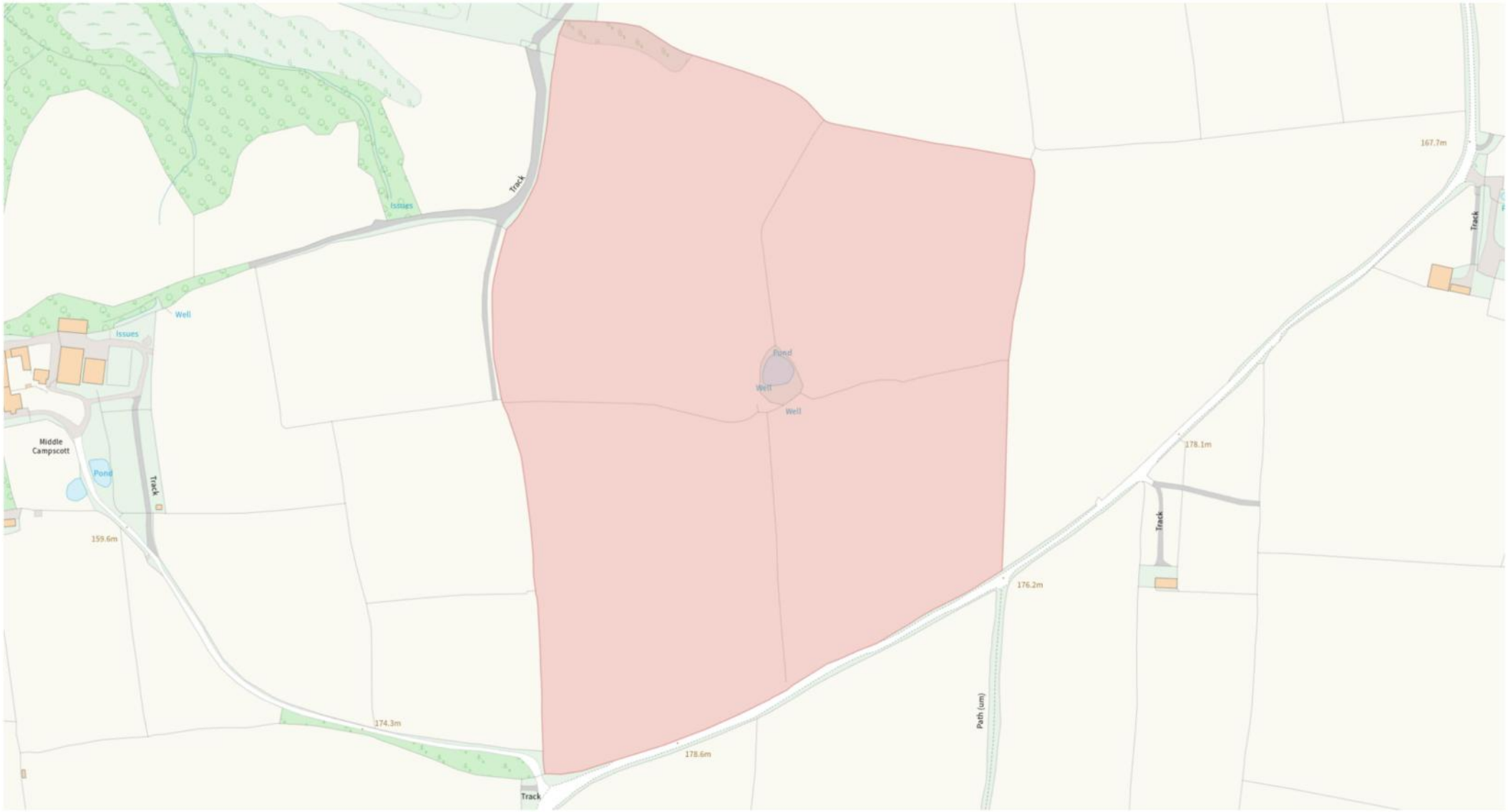
pans.octagon.plus

Please Note:- You are strongly advised to follow the directions above rather than relying on satellite navigation.









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100 m
Scale 1:3270 (at A4)

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Viewing

The land may be viewed at any reasonable time and on foot only by prior appointment with the Agents Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon,

EX31 1BA

Email: residential.barnstaple@gth.net

Tel: 01271 233777 | Ref: STM260128