





82 Acres of Agricultural Land, Hore Down, Ilfracombe, EX34 8ND

GUIDE PRICE £900,000

- AGRICULTURAL BUILDING WITH CLASS Q POTENTIAL
- FARM LANE ACCESS ONTO A3123
- 82 ACRES OF LEVEL AGRICULTURAL LAND
- CROYDE, PUTSBOROUGH, WEST DOWN & ILFRACOMBE NEARBY
- ANNUAL INCOME FROM A MANAGEMENT AGREEMENT
- 4.2 ACRES LAND BY SEPARATE NEGOTIATION
- EXTENSIVE SOUTHERLY VIEWS OVER THE TAW ESTUARY
- RARE OPPORTUNITY TO DEVELOP AN ECOLOGICAL HOLDING



AN OPPORTUNITY TO PURCHASE 82 ACRES OF AGRICULTURAL LAND WITH INCOME FROM THE FULLABROOK WIND FARM COMPENSATION PLAN TOGETHER WITH A 550 M2 CLEARSPAN AGRICULTURAL BUILDING WITH CLASS Q POTENTIAL SET AT THE END OF A FARM TRACK IN AN ELEVATED LOCATION WITH WONDERFUL SOUTHERLY VIEWS OVER THE TAW AND TORRIDGE ESTUARY IN NORTH DEVON.

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///gravel.tinsel.late

CLASS Q POTENTIAL

Class Q is a planning policy allowing a change of use from ag buildings to residential properties set out under <https://www.legislation.gov.uk/ukSI/2015/596/schedule/2/part/3/crossheading/class-q-agricultural-buildings-to-dwellinghouses/made> the ag building in question appears to meet all the necessary requisites to obtain a change of use from Ag to Res subject to planning consent. If planning consent for a class Q dwelling is achieved after a sale is agreed but prior to completion the seller reserves the right to re negotiate the sale price accordingly.

WINDFARM COMPENSATION PLAN

The nearby Fullabrook wind farm undertook to manage parts of the land for sale under a ornithological compensation land management plan which covers 53.4 acres. A copy of the agreement is available from the agents which requires a three year crop management plan to maintain and enhance general suitability for golden plover and Lapwing. The rotation requires 22 % root crop cover, 35% Pasture and 43% Cereal or grass Ley between October and March for which the Fullabrook Wind Farm pay the land owner.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property and the registered title together with public rights of way, wayleaves, easements and other rights of way which cross the property.

LOCAL AUTHORITY

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



**SERVICES**

Mains and spring water supplies are connected. There is no mains electricity or drainage.

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 edged in Blue. The land edged in red is available by separate negotiation.

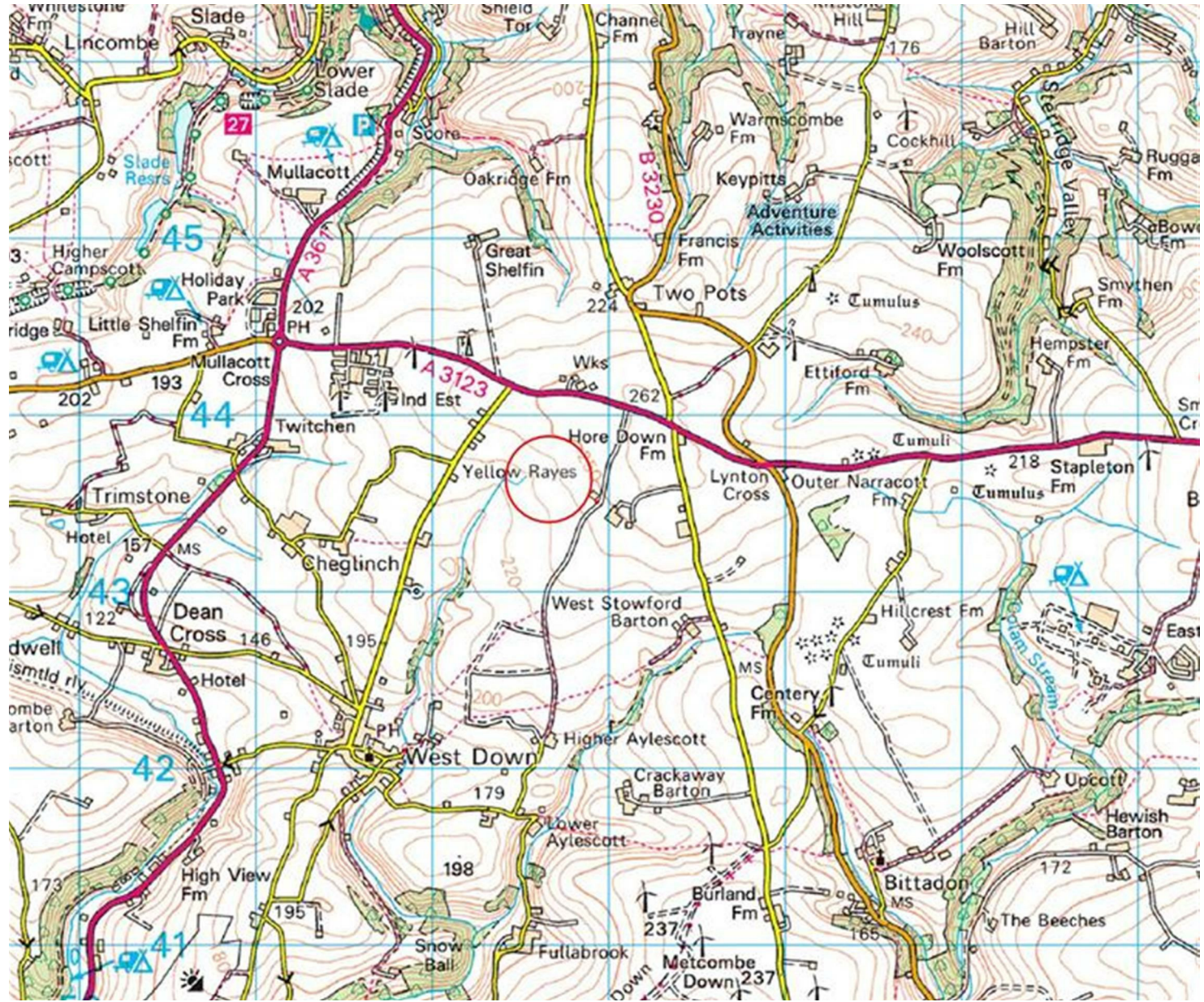
IMPORTANT NOTICE

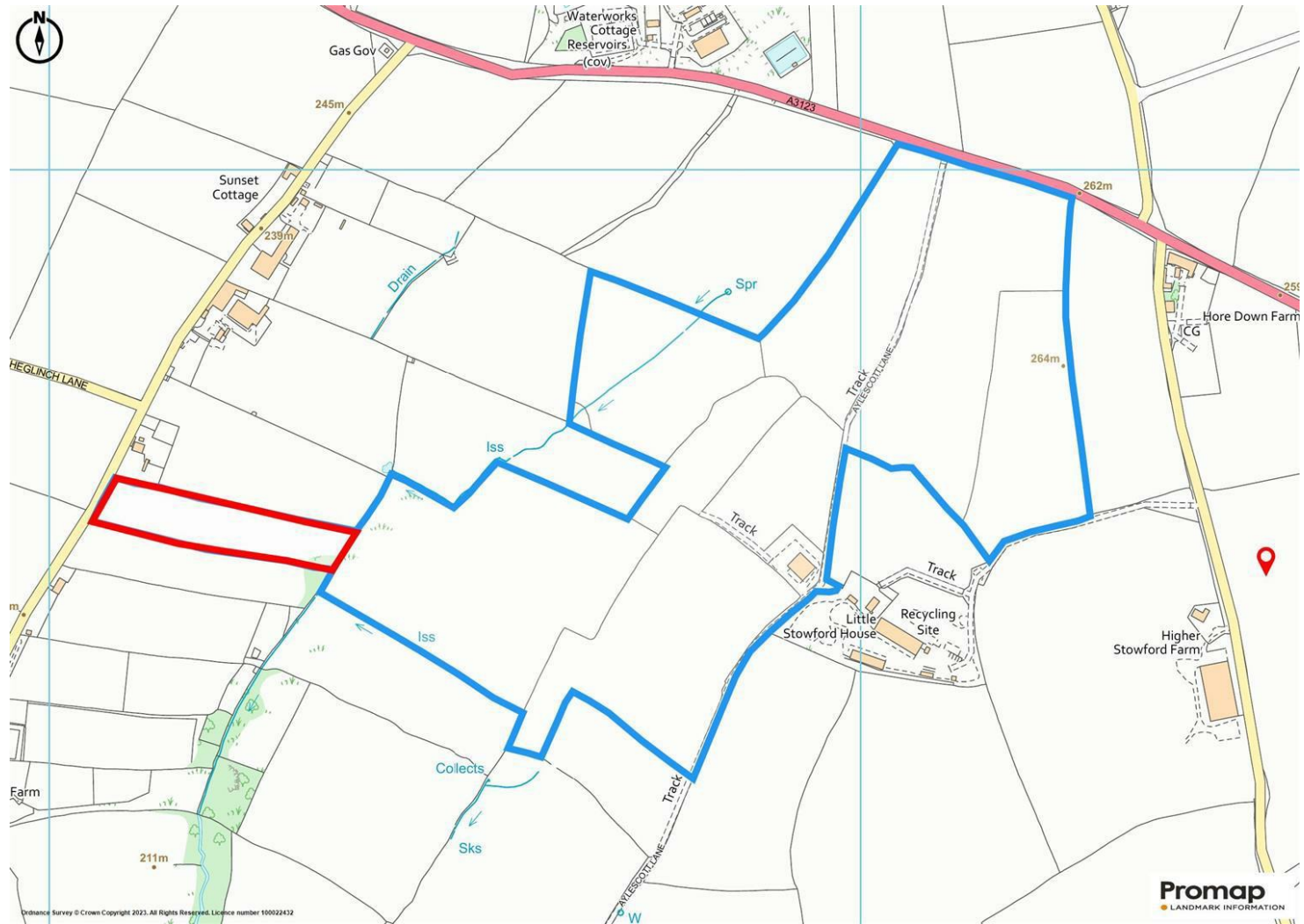
Nancekivell & Co, their clients and any joint agents give notice that:

- (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.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property particularly in the vicinity of any farm buildings.





These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.