



Agricultural Building & 28 Acres of Land, Hore Down, Ilfracombe, EX34 8ND

Guide price £450,000

AN AGRICULTURAL BUILDING MEASURING OVER 500 M2 SET IN A WONDERFUL LOCATION WITH VIEWS TO THE TAW ESTUARY AND LUNDY ISLAND ON THE NORTH DEVON COAST. THE PROPERTY IS A STRONG CONTENDER FOR A CLASS Q APPLICATION THE CURRENT USE OF THE SHED CONSTRUCTED APPROX 25 YEARS AGO IS AGRICULTURAL. THERE IS AN ADJACENT 28 ACRES OF AGRICULTURAL LAND RUNNING UP TO THE A3123 MULLACOTT CROSS 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

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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/ukxi/2015/596/schedule/2/part-1/paragraph-1> 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.

SERVICES

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

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>

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.

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.

