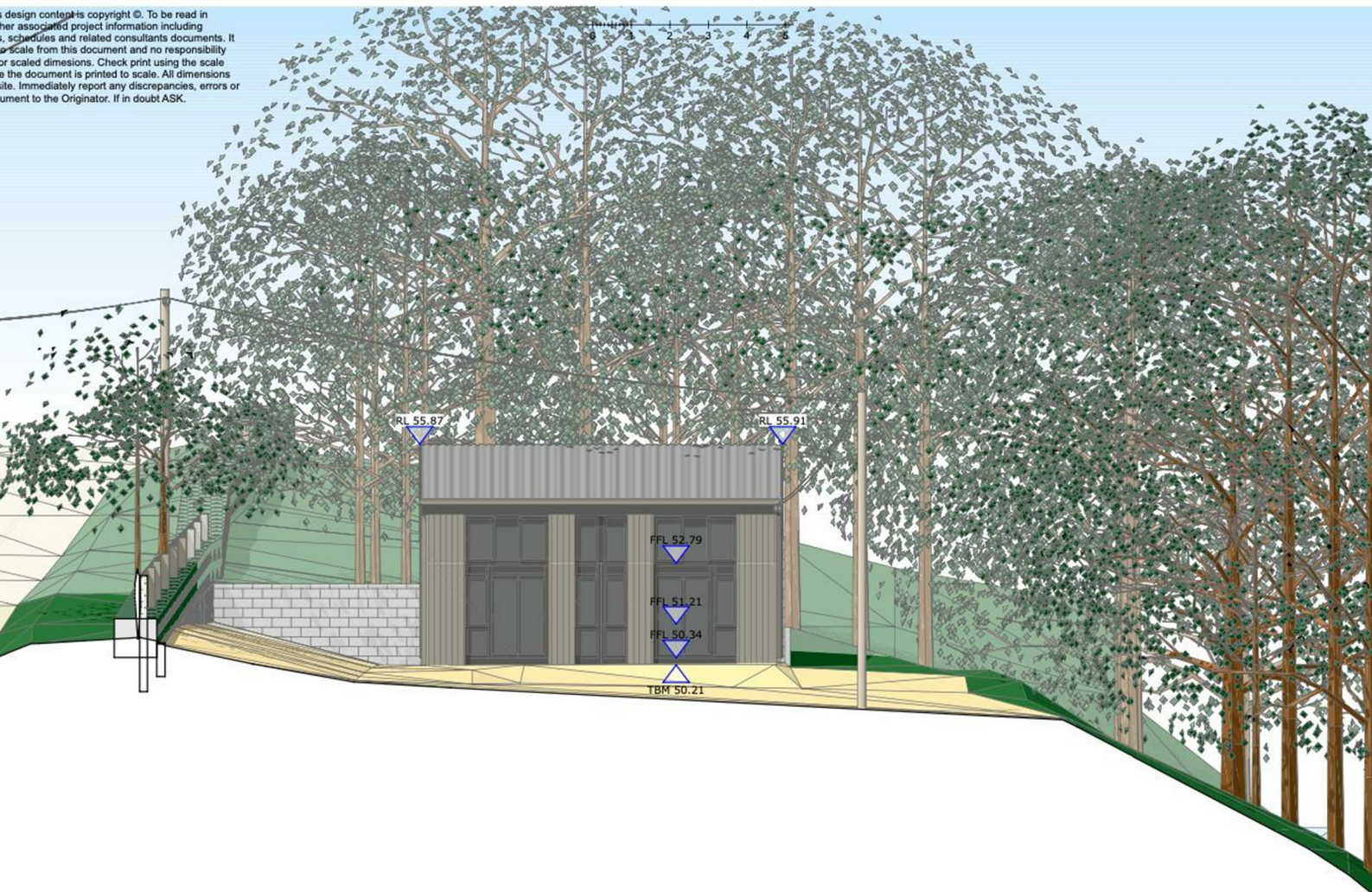


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## Rural Building Site, Rose Ash, South Molton, Devon, EX36 4RE

**Guide price £250,000**

A 1.25 ACRES RURAL BUILDING SITE NEAR TO ROSE ASH OFF A QUIET ROAD SOUTH FACING & SHELTERED WITH EASY ACCESS TO THE NORTH DEVON LINK ROAD. PLANNING CONSENT REF 77391 NORTH DEVON COUNCIL APPROVES THE CONSTRUCTION OF A 4 BED TWO STOREY DWELLING . MAINS WATER AND ELEC ARE ON SITE.





#### 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///sunset.fantastic.submerged

#### PLANNING PERMISSION REF 77391

Planning permission was granted by North Devon Council on the 20 Nov 2023 for the conversion of an existing commercial building to a new dwelling. The planning consent shows approval for a 4 bed two storey South facing Dwelling which is seyt just of a quiet road in a sheltered spot with about 1.25 acres of adjacent land to the front and rear of the site.

<https://planning.northdevon.gov.uk/Planning/Display/77391>

#### 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.

#### 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.

