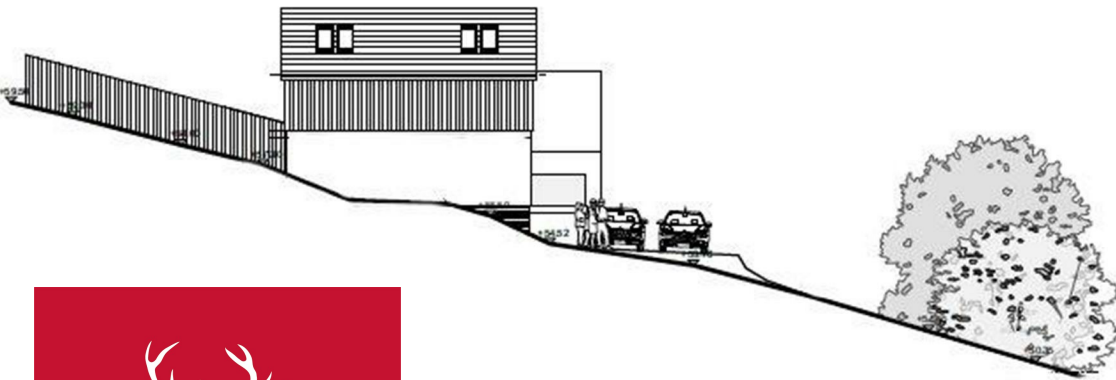




PROPOSED SITE SECTION



Building Plot Adjacent Newlands Buzzacott Lane, Combe Martin, Ilfracombe, Devon EX34 0LB

A garden building plot with outline consent for an individual detached house on an elevated plot enjoying fine views.

Combe Martin Beaches/Village within walking distance.

- A rare opportunity
- Consent for individual dwelling
- Great position
- Two storey design
- Elevated position with views
- Private parking
- Tender Date 19/03/21

Offers In Excess Of £160,000

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## SITUATION AND AMENITIES

The site occupies an elevated position in one of the most sought after roads in Combe Martin and commands fine views to open countryside and beyond and is within walking distance of the beach, The moors, shops and amenities, including primary school, post office, health centre, restaurants and public houses. The village itself is well known for its striking rugged cliffs and coves, situated on the dramatic North Devon Coastline and on the western fringes of Exmoor National Park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and Regional Centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, in about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with champ

## DESCRIPTION

Outline planning permission was granted for the erection of 1 dwelling under North Devon Planning Reference 66145 on 20/03/2019. This consent allows for a detached reverse living 2 storey house with private parking, garden and raised decked areas to the front and back. The accommodation includes Open Plan Kitchen/Dining/Living Room with doors leading out to Balcony with delightful countryside views. WC. On the first floor there are 3 bedrooms, one en-suite and bathroom. The site is shown on the plan included in these particulars. Associated drawings and plans are available to view on the North Devon Council website under the planning tracker system

## SERVICES

All mains services are understood to be available nearby

## DIRECTIONS

Heading into Combe Martin from Ilfracombe, pass the beach and carry on through the high street for around 1.5 miles towards the end and just after the service station on your right take a left fork onto Buzzacott



SOUTH ELEVATION



NORTH ELEVATION

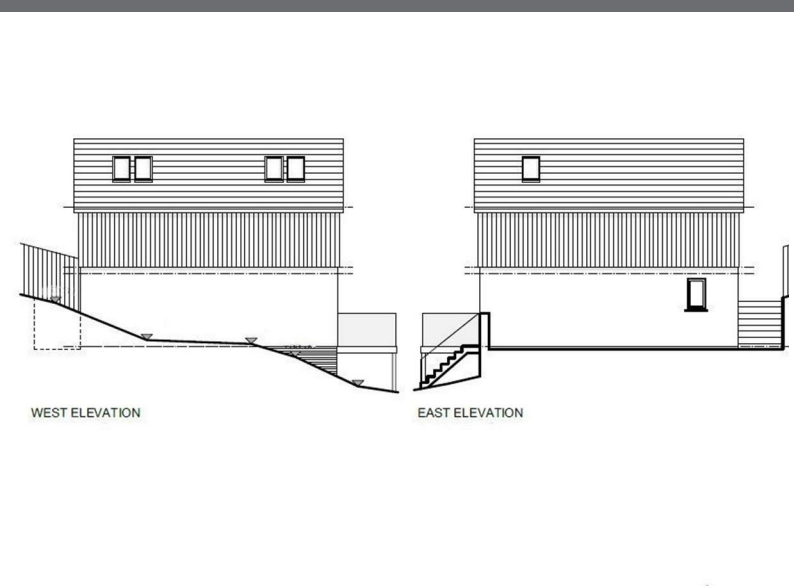
Lane, continue on this road and the plot will be found on your left hand side next to the property Newlands.

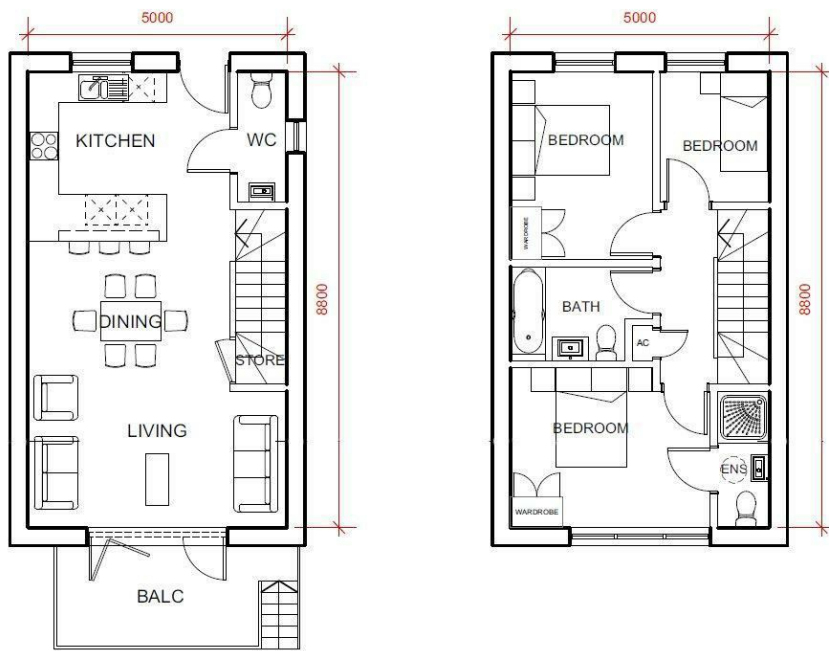
### **METHOD OF SALE**

The property is being offered for sale by Informal Tender/Sealed Bids. Tender forms are available from the selling agents. The vendors reserve the right to consider offers prior to the due date. They also reserve the right not to accept the highest or any offer. The target date is noon on 19/03/21

### **AGENT NOTE**

Please be advised that the current owner has begun some extensive ground work, saving time and costs for any potential buyer. For more information please contact our office.





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