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## Directions

Approaching Ilfracombe on the A361 as from Barnstaple proceed into the town and take the first sharp right turn into Bicclescombe Road. Drive along the road passing the Park to the left and then turn left at the end to the front of the TDK premises. Drive past and rise up the hill into Score View where take the right fork and park to the front of house number 14 who are the owners. Walk up the slope to the side/rear of their garage onto the land. Using free app for mobiles enter the refernece ///bring.slice.chef

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## Exciting Site for 3 Houses

Development Site, Off Score View, Ilfracombe, Devon, EX34 8EZ

Offers In The Region Of

**£360,000**

- Consent Approved
- Elevated Site
- About an Acre
- 3 Detached Houses
- South and West Facing
- Section 106 Been Paid
- Est 180 - 200 Sq. M. each
- Lovely Outlook





## Overview

An exciting development opportunity on a site of about an acre to the edge of the town above the noted Biclescombe Park with its tennis courts, lakes, tea room and walks and set to the southern edge of the town with views to the south and west over the housing below, the Cairns, the old railway station and the Torrs beyond.

The site currently has approval, in outline, for 3 large detached houses of 180 to 200 square metres. The sites will be tiered with each site having the benefit of the outlook.

The site is set just above Score View and is about a mile from the town centre with its variety of shops and facilities, the Landmark Theatre, the noted harbour with Damien Hirst's liberty statue where fishing and boating can be enjoyed. There is also an indoor swimming pool and just on the edge of the town the popular Ilfracombe golf course and of course for those that enjoy cycling there is access to the Tarka trail with nearest aces point at the Old Railway Station.

The beach, with surfing at Woolacombe and Putsborough is about 6 miles, and Barnstaple, the administrative centre for North Devon, with direct access on to the A361 North Devon Link Road, is about 11 miles to the south. The town offering a wider variety of facilities, both business and leisure, with a sprinter train service running through to the Cathedral City of Exeter, whilst the improved A361 North Devon Link Road connects directly through to Junction 27 on the M5 motorway, where there is also the Parkway railway station, from where a journey turns to London, Paddington, are approximately 2 hours distant.

## Services

All mains in the cul de sac as you approach.

## Council Tax band

n/a

## EPC Rating

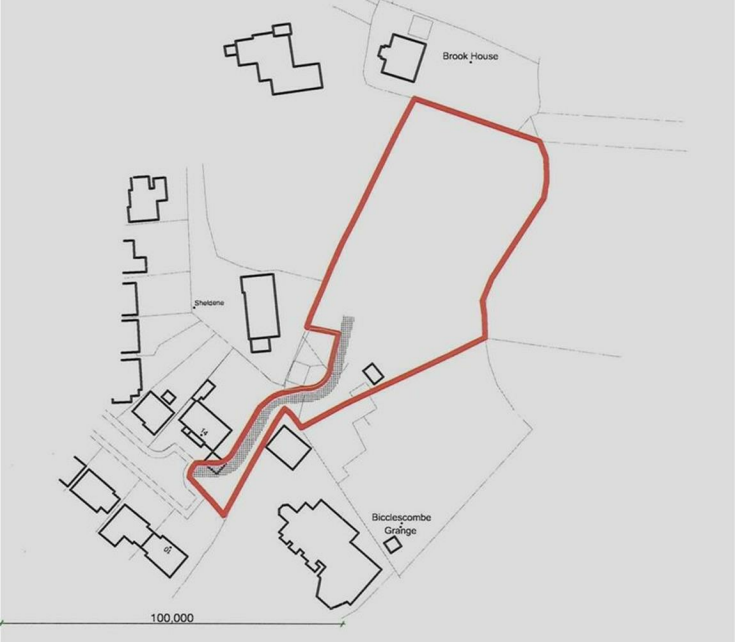
n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on  
01271 327878 Out of hours  
Michael Challacombe 07970 445204



## Planning

Planning was initially granted, in outline, for 3 detached houses on the 4th September 2023 under application number 74198

There was a discharge of conditions approved on the 16th Novemebr 2023

The section 106 Agreement payment has been paid by the seller so no futher payment due

