



Directions

At Mullacott Cross roundabout on the A361 between Barnstaple and Ilfracombe take the turn on to the B3343 road towards Lee, Woolacombe and Morteohoe. Drive for just under one and a half miles, there take the right turn to Lincome and Lee. Follow the country lane to the next road junction where bear left into Lincome. Proceed through Lincome and then drop down the winding country lane to Lee Bay for about a mile where you will see a Church and the Old School House tea rooms to your right above the road and the Village Hall to the left. The entrance to the car park is immediately to the left beyond the village hall. Using what3words free app for mobiles enter the words //reap.roofed.defrost

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Popular Coastal Village Car Park

The Car Park, Lee Bay, Ilfracombe, EX34 8LW

Offers In Excess Of

£150,000

- Popular Coastal Village Car Park
- Tarmac Parking for 25
- 2 Garages for 5
- Overflow Field for up to 25
- About 0.67 Acres
- Trust and Go Pay Parking
- Half Mile to Bay
- Tenders, Date to be Announced

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

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Our company registration number is 04753854 and we are registered in England and Wales



Overview

An exceptional business opportunity, and a very rare beast being the only car parking area in this popular and picturesque Lee Bay valley between Woolacombe and Ilfracombe next to a popular tea room and the local village inn.

The site is divided in two, the first section a level tarmac area for approximately 25 vehicles where there are also two fully enclosed buildings for a further five vehicles and the second half is a level overflow field for a further 20 to 25 cars dependent upon the weather, the whole is about 0.67 acres.

The site is level and linear fronting on to a stream to the southern boundary the income paid by trust is between £7,000 and £10,000 per annum and the site probably have long-term development potential.



Services

None on SITE

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

