





A rare opportunity to acquire 1.13 acres (0.46 ha) of a former quarry with a general purpose storage building situated in the heart of Hope Cove within close proximity to other residential properties and Inner Hope Beach. Offering potential for a wide range of uses (subject to obtaining the necessary planning consents).

- Approximately 1.13 acres (0.46 ha) in all
- Former disused quarry
- General purpose storage building (extending to approx. 26 square metres)
- Potential for a wide range of alternative uses (subject to planning)
- Close proximity to Inner Hope beach (about 175 yards)
- For sale by Formal Tender with a deadline date of Wednesday 11th September 2024 at 12 noon

DIRECTIONS

Upon entering Hope Cove, turn left at the Hope Bypass junction signposted Inner Hope/ Bolberry. Continue along New Road for half a mile into Inner Hope, continuing down Perrins Hill by the beach on the right and then turn right past Spray Cottage and proceed for 150 yards up the shared access track (public footpath). The wooden entrance gate to the Old Quarry will then be found on the left-hand side.

Note: Please do not park on the shared access track leading up to the land. We recommend parking at Inner Hope Layby car park (What3Words Location - surprised.origin.drilling) located on Perrins Hill and walking the last 250 yards down the hill and up the lane on foot.

What3Words Location of the Old Quarry entrance –
detained.jobs.craftsmen

SITUATION

The Old Quarry is situated in the hamlet of Inner Hope, within the village of Hope Cove just off the A381 Newton Road. The nearest town of Salcombe is about 5 miles to the east while Kingsbridge is approximately 6.3 miles to the north east. The A38 dual carriageway expressway, connecting to the M5 motorway and national road network, is approximately 15 miles distant.

DESCRIPTION

Located within the South Devon National Landscape (previously the South Devon AONB), the Old Quarry extends in all to approximately 1.13 acres (0.46 ha) as outlined in red on the site plan.

The Old Quarry an open gravelled area at the base of the quarry which benefits from a general purpose storage building which has been formerly used as a workshop. This could be used for a variety of uses (subject to obtaining the necessary planning consents).

The rest of the land is the remains of the former quarry which is a steep rock face which is currently quite overgrown with natural vegetation.

Situated on the land is a general purpose storage building of breezeblock construction under a corrugated roof extending to 6.5m x 4m (26 metres squared).

The land is located in a convenient location in the heart of Inner Hope, just 175 yards from the sheltered cove – Inner Hope beach and close to local amenities/other nearby properties.

The Old Quarry is bordered by residential properties and their gardens on the north, south and western boundaries and to the east, other agricultural land.

The land is accessed by means of a Right of Way across a shared track, this being a Public Footpath which leads up to the single vehicular width gateway located on the western boundary of the land.

SERVICES

There are no services connected to the land.

TENURE

The land is being offered on a freehold basis with vacant possession being available on legal completion. All personal possessions will be cleared prior to legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the Old Quarry as far as are known but a public footpath proceeds along the southern boundary of the land, as approximately highlighted by the purple dotted line on the site plan below.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale, as far as are known.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental or Countryside Stewardship agreements.

WAYLEAVES AND EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

METHOD OF SALE

The Old Quarry is offered for sale by Formal Tender (unless sold prior).

The deadline date for the submission of tenders **Wednesday 11th September 2024 at 12 noon** and all tenders must be submitted to 62 Fore Street, Kingsbridge in an envelope clearly marked 'The Old Quarry, Hope Cove – Tender'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller and provide a deposit equivalent to 10% of their offer price as their tender.

