



Land at Oakridge



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Rectory Road, Combe Martin, Ilfracombe EX34 0NS

Village centre/seafront, Exmoor less than 10 minutes

A conveniently sized $\frac{1}{4}$ of an acre sloping parcel of private amenity woodland located on the edge of Combe Martin.

- Private amenity woodland
- Located on the edge of Combe Martin
- 0.248 acres of sloping land
- Suited for a variety of amenity uses
- Camping/bushcraft/firewood
- Electricity on site
- For Sale by Private Treaty
- FREEHOLD

Guide Price £15,000

SITUATION AND AMENITIES

The land is situated on the edge of one of North Devon's popular coastal villages Combe Martin, in an elevated position. 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 championship golf course) and Woolacombe, are all within about $\frac{1}{2}$ an hour by car.



DESCRIPTION

A conveniently sized $\frac{1}{4}$ of an acre sloping parcel of private amenity woodland, featuring a range of mature deciduous trees, and tiered areas with remains of sheds and buildings on site.

The woodland is well suited for a variety of amenity uses including camping and bush craft and is likely to appeal to anyone with an interest in wildlife and conservation. The woodland is dense in places and could provide a copious supply of firewood. The land also has the benefit of electricity.

PLANS AND BOUNDARY FENCES

The plan supplied and attached to these particulars is not to scale and is not to be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with Stags Barnstaple office.

TENURE AND POSSESSION

The land is owned freehold and is available with vacant possession upon completion.

SERVICES

There is electricity on site.

DIRECTIONS

Approaching Combe Martin on the A3123, ignore the turning to Berrynarbor and continue for about a 1.5 miles. As you drop down the hill there is a pull in space on the right where you can park and access the land.

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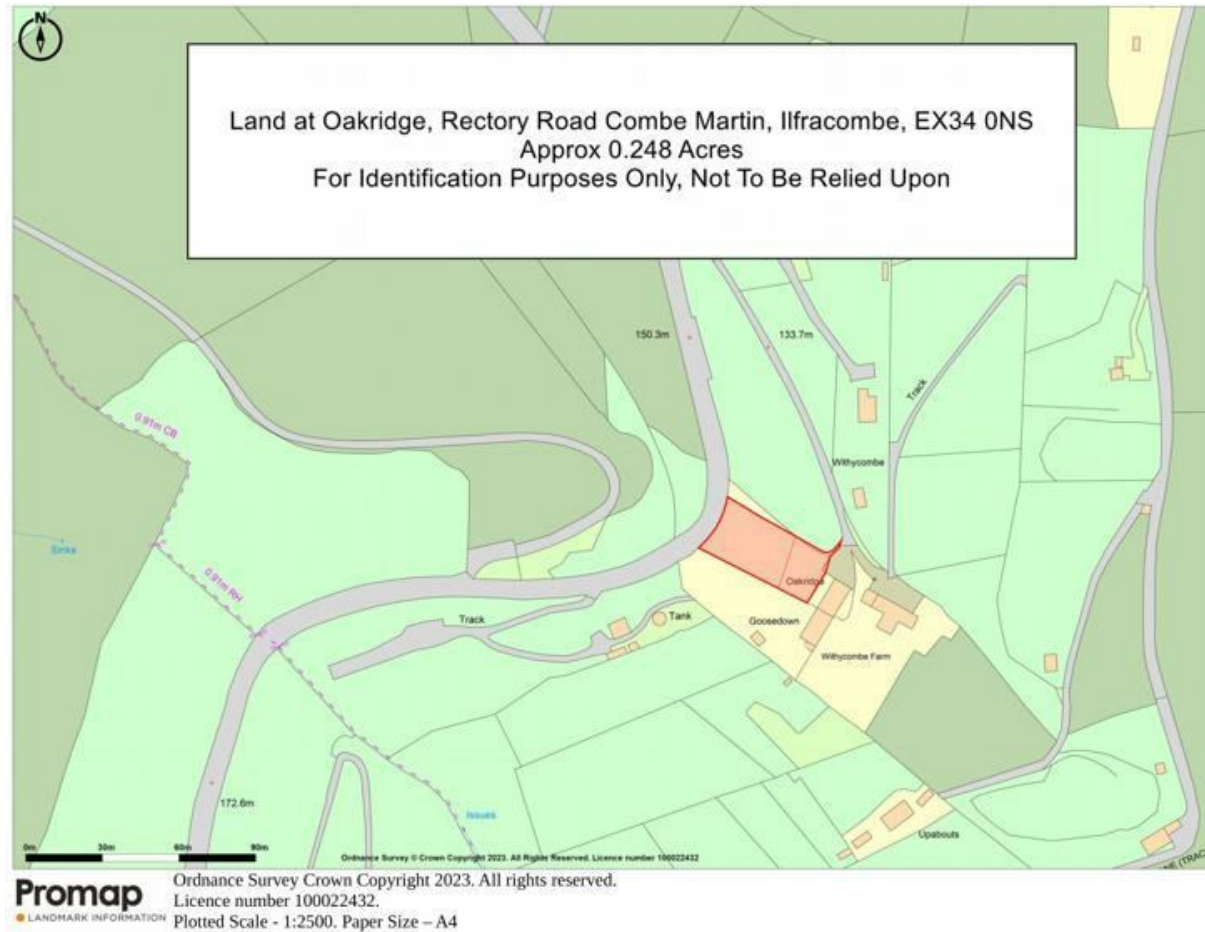
PARKING

Although there is no designated parking with the land, the best place to park is on the main road within a pull in space at the top of the land, where access can be found.

SPECIAL NOTE

Please be advised that this site is not suitable for any kind of development as the land is sloping with dense woodland and only has pedestrian access off of the main road only.





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