



Lee Cross Farm



Lee Cross Farm

Woolacombe, Devon, EX34 7HE

Between Woolacombe & Lee Bay, close to Braunton & Ilfracombe.

Foundations in to complete a new detached bungalow, plus separate residential lodge, storage facility & 14.6 acres all enjoying fabulous sea views - A very unusual opportunity, suitable for a variety of uses

- Foundations for det. 3 bedroom bungalow
- Storage facility producing income
- 14.6 Acres, mainly pasture.
- Great potential for a variety of uses.
- Freehold
- 1 bed detached residential lodge in place
- Extensive parking/yard
- Land previously used commercially.
- Council Tax on Lodge Band A

Guide Price £699,950

SITUATION & AMENITIES

Lee Cross Farm enjoys an elevated site, set well back from the lane, approached by a private driveway and is surrounded by its own land. The property commands 360 degree panoramic views over a wide expanse of open countryside, as well as extensive sea views over the Bristol Channel. The property is on the road from Woolacombe to Lee Bay, both are within around five minutes by car. Woolacombe is well known for its sandy surfing beach, running along to Putsborough and not far from Croyde and Saunton which also boasts a championship golf course. Further along the coast, Ilfracombe offers a good range of local amenities as does Braunton, both are around 15 minutes by car. The regional centre of Barnstaple is less than half an hour and offers the area's main business, commercial, leisure and shopping venues as well as live theatre and District Hospital. At Barnstaple there is access to the North Devon Link Road, which runs on in around 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The area is well served by excellent state and private schools, including the reputable West Buckland School. The nearest international airports are at Bristol and Exeter.



East Elevation.

1 : 100



North Elevation

1 : 100



South Elevation

1 : 100



West Elevation

DESCRIPTION

Foundations have been built, and therefore planning permission commenced for a detached bungalow, in line with planning consent application number 71960, issued by North Devon Council. The date of the decision was 16th November 2020. The proposed layout of the accommodation includes; Entrance Hall, Open Plan Living Area incorporating Lounge, Dining and Kitchen 'zones' and positioned to enjoy the best of the sea views, Utility Room, Office, Cloakroom, Three Bedrooms (all En-Suite). There is also an attached double garage. There may be scope to convert the garage to additional accommodation, possibly an annexe (subject to any necessary planning), there may also be potential to convert the loft space, once again subject to planning. The cost of installing the foundations, to date is approximately £37,000.

Also on site is a detached 'cabin' which comprises; Living Room, Bedroom, Bathroom and Kitchen. This also has consent as a separate residential dwelling and is considered ideal as ancillary accommodation, a rental or holiday let, or to redevelop (subject to planning permission).

There are two further lodges on site which would need to be removed when the new dwelling is built, but which may have potential to be retained as holiday lodges (subject to planning permission). There is a storage yard which currently accommodates 25-30 caravans, producing income based on £35 per van, per calendar month, this equates to £12,600 per annum for 30 vans. There is extensive parking, various outbuilding and pasture fields, equating to around 14.6 acres. There are two main fields flanking the access drive, with smaller secondary fields behind the dwellings. The fields could suit camping, equestrian etc, but have also previously accommodated an open-air market.

SERVICES

There is mains, electricity and water. Private drainage via septic tank.

DIRECTIONS

On the outskirts of Ilfracombe, at the Mullacott Roundabout, take the road to Woolacombe. Proceed for around 1 ½ miles and eventually bear right, signed Lee Bay, continue along this lane for around ½ mile and the entrance to Lee Cross Farm can be found clearly marked on the right-hand side and identified by our 'For Sale' board.

WHAT3WORDS///lighter.jetliner.multiply



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Proposed Bungalow

Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1039582)



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