Development Opportunity

STAGS

Development Opportunity, Chambercombe Park Road

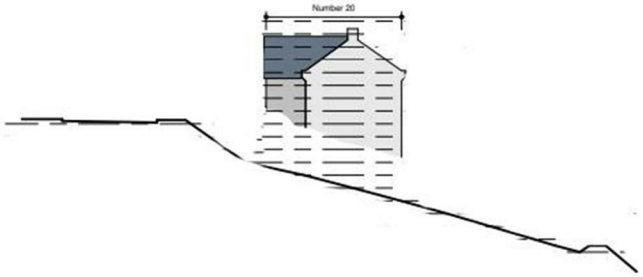
Ilfracombe, Devon, EX34 9QN

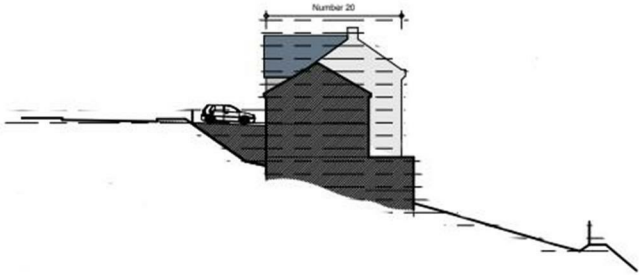
Within healthy walking distance of the Quay, town centre, beach & open countryside

A development site with outline consent for one detached house and parking for two vehicles, set off a sought after road in coastal town & close to Exmoor

- Stunning Countryside Views
- Outline Planning Permission
- Two Parking Spaces
- Grand Design Opportunity
- Freehold Site
- Sought After Location
- Detached Two Storey Dwelling
- Mains Services Nearby
- Exmoor & Coast Easily Accessible
- Approximately 0.17 Acres

Offers In Excess Of £150,000





Site Plan

1 : 200

SITUATION AND AMENITIES

Situated on one of the most sought after residential roads in the area with Ilfracombe town centre and beach within a healthy walking distance. Ilfracombe is a seaside resort with a small harbour surrounded by cliffs, the award winning Landmark Theatre is close by with its iconic double conical roof design. The town caters well for its inhabitants with primary and secondary schooling and a good range of independent shops and stores along with Tesco supermarket, Ilfracombe golf club is close to hand. There are excellent surfing beaches at Woolacombe, voted in the top five in the country, and Saunton (also with Championship Golf Course), Croyde and Putsborough all within less than half an hour by car. Braunton village is about 9 miles to the south and Barnstaple, the Regional Centre, is 11.5 miles away and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road, which leads through, in a further 45 minutes or so, to Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over two hours.

DESCRIPTION AND PLANNING PERMISSION

A great opportunity to acquire a large building site in a favoured location with stunning countryside views. The site is approximately 0.17 of an acre and is set just off Chambercombe Park Road. Outline planning permission was granted on the 12th February 2021 by North Devon Council under planning reference 71863 for the erection of one detached two storey dwelling with parking for two vehicles. All the relevant documentation and plans can be viewed on the planning portal. PP has since been renewed and is valid until 25/1/27.

SERVICES

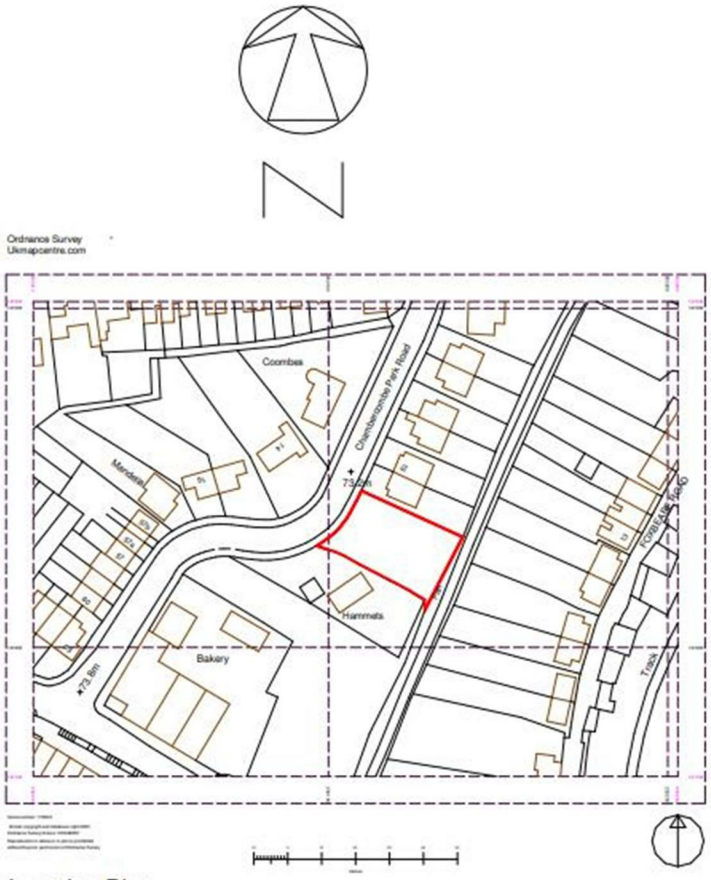
All mains services are understood to be available nearby.

DIRECTIONS

Leaving the High Street heading towards Combe Martin. At the end of the High Street continue on into Portland Street and proceed up the road. Pass through the traffic lights and continue along this road passing The Thatched Inn on the right hand side, then take the right onto Chambercombe Park Road, follow this around the bend and the proposed access to this site can be seen within 100 yards on the left hand side identified by our For Sale Board.

WARNING

ATTENTION We strongly advise that you do not go onto the site. It is unsafe at present with a substantial drop. Viewings strictly by appointment with the selling agent please.



These particulars are a guide only and should not be relied upon for any purpose.

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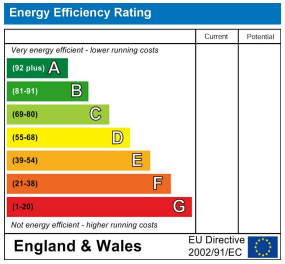

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833