

STAGS

Quarry and Woodland Corilhead Road, Braunton, Devon EX33 2EW

A former stone quarry with an area of broadleaf woodland within walking distance of Braunton

Braunton Centre 0.5 miles - Barnstaple 6.5 miles

• Accessible Location • 1.10 Acres (0.44 Hectares) • Road Access • Mains Electricity Connected • Former Stone Quarry • Deciduous Woodland • For Sale by Private Treaty • FREEHOLD

Guide Price £80,000

01271 322833 | barnstaple@stags.co.uk

SITUATION
The former quarry and woodland lies on the northern edge of Braunton, near to where Corilhead Road meets the A361. The centre of Braunton is about half a mile to the south whilst Barnstaple is about 6.5 miles to the south-east.

From Braunton there is easy access to the beaches of Saunton, Croyde, Putsborough and Woolacombe with the Exmoor National Park a short drive away.

DESCRIPTION
The property being offered for sale comprises a former stone quarry which is positioned off Corilhead Road on the edge of Braunton, together with a small area of broadleaf woodland. In total the site extends to approximately 1.10 acres (0.44 hectares).

The former quarry site is level and there are wooden steps which provide access to the woodland which lies above the area that has been quarried.

ACCESS
There is access to the quarry from the adjoining council highway.

SERVICES
Mains electricity is connected. There is currently no mains water connection to the property.

METHOD OF SALE
The property is offered for sale by private treaty, as one lot.

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

DEPOSIT
At the point an offer has been accepted, the sellers have requested that the purchaser pays a deposit of £2,500 (non-refundable) to be held by the seller's solicitor.

RESTRICTIVE COVENANT
There is a restrictive covenant affecting this property which states that the owners are not to exercise the sporting rights and not to discharge firearms on the property.

LOCAL AUTHORITY
North Devon District Council. Telephone: 01271 327711 (www.northdevon.gov.uk).

SPORTING AND MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.






WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

LAND PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING
Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: barnstaple@stags.co.uk.

Viewing appointments will be during daylight hours only and by prior arrangement.

Viewers enter the land at their own risk and are advised keep away from the top of the quarry due to the steep drop.

DIRECTIONS
Entering Braunton from Barnstaple with the George Inn on your left, at the traffic lights continue straight on in the direction of Ilfracombe on the A361. Continue for just under one mile and take the right turn into Corilhead Road. Continue up the hill for approximately 100 yards and the former quarry will be found on the left.

What3Words: ///basically.amber.whips

WHAT3WORDS
Reference/// fixated.shook.wrist

WARNING
Please take extreme care when viewing this property. Any party viewing this property must keep away from the top of the quarry due to the steep drop.

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











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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.