



Land & Building, Brooklyn



Sidmouth Sea Front 2.4 miles, Exeter Centre 13 miles

1.61 acres (0.65 ha) with large cgi clad shed and PP for 2 Shepherds Huts. As a whole or in two lots

- Lot 1 - 0.28 acres (0.117 ha)
- Lot 2 - 1.32 Acres (0.536 ha)
- PP for 2 Shepherds Huts - Lot 1
- Electric pole on site (not connected)
- About 1,000 sqft building Lot 2
- Edge of Sidmouth
- Freehold
- Council Tax Band N/A

SITUATION

Positioned on the northern edge of Sidmouth at Stowford the land has close access on to the A3052 at Kings Garden Nursery.

The Regency town of Sidmouth, noted for its long esplanade, beaches and public garden, has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site renowned for its geological interest and dramatic cliffs and beaches.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION - As a whole

As a whole the site extended to 1.61 acres (0.65 ha) with gently sloping pasture shares part of its border with a stream to the East.

The access is on to a lane, which in turn goes onto the A3052.

LOT 1 - Guide price - £175,000

Planning consent has been granted on appeal subject to conditions for two shepherds huts on the front part of the site Ref 20_2710_FUL 10th March 2022, providing the potential for a fantastic business in this glorious accessible position.

This area of land extends to about 0.29 acres (0.117 ha)

LOT 2 - Guide price - £200,000

There is a large cgi clad timber frame building extending to about 1,000 sqft (92 sqm), this building has been used for a variety of storage purposes over the years, in all 1.32 acres (0.536 ha).

The adjacent track is a footpath that leads to a wealth of nearby paths on Core Hill and Harpford Common leading to the East Devon Way,

SERVICES

There is an electricity pole on site, although no electric is connected. It is thought mains water is nearby, however purchasers must make their own enquiries before purchasing.

DIRECTIONS

From Kings Garden centre head west on the A3052 for about 100 meters and the access is on your right.

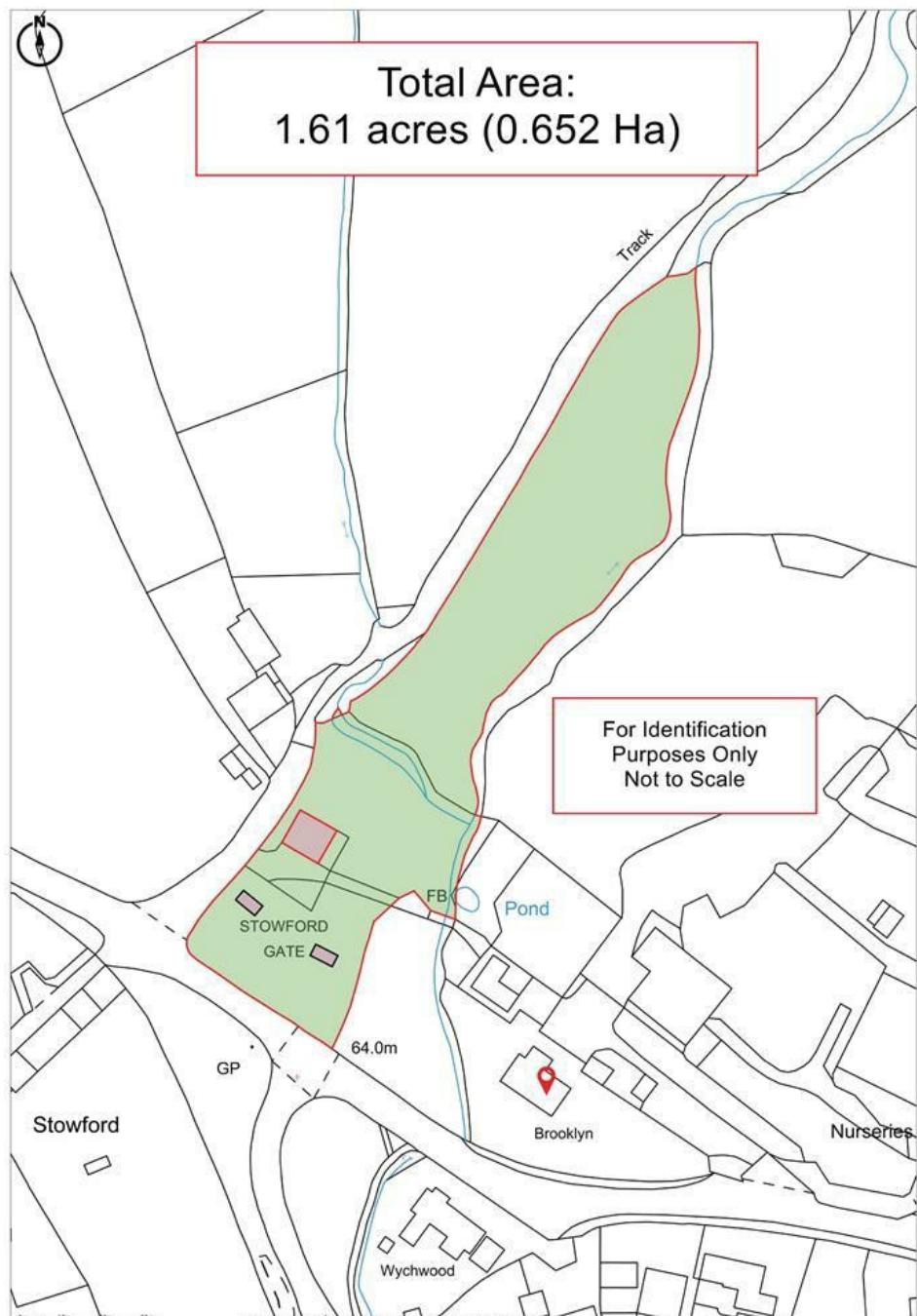
What3Words //silks.crunch.really

OPTIONAL EXTRA

The steel chassis for two shepherds maybe available by separate negotiation.

**Offers In Excess Of
£375,000**





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

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