



**STAGS**

Allotment Garden Horne Road, Ilfracombe, Devon EX34 8HD

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A productive allotment garden adjoining the East Wilder Brook, within walking distance of Ilfracombe Harbour.

Ilfracombe Town Centre 0.5 miles - Ilfracombe Harbour 1 mile

• Adjoining the East Wilder Brook • 0.09 Acres (0.036 Hectares) • Summerhouse, Potting Shed & Greenhouse • FREEHOLD

Offers In The Region Of £18,000

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## SITUATION

The land is tucked away behind Wilder Park, off Horne Road approximately half a mile south of Ilfracombe town centre and within one mile of Ilfracombe Harbour.

## DESCRIPTION

The land comprises a productive allotment garden adjoining the East Wilder Brook within walking distance of Ilfracombe Harbour and the town centre. It was originally run as a productive Market Garden, selling produce, plants & cut flowers in the town and measures approximately 80' x 50' at its widest point.

The garden has a west facing aspect and adjoins other allotments within a primarily residential area with the East Wilder Brook forming the western boundary.

Steps lead down from Wilder Park on to a concrete path which passes the Summerhouse, strawberry bed and Greenhouse. The main planting beds are on the left with timber borders and turf pathways. The path continues down to the stream-side access, passing the Tool /

Potting Shed, turns left along the stream bank with a step up to the compost area and gooseberry patch, next to rows of autumn and summer fruiting raspberry canes.

## ACCESS

There is access to the land via a right of way over Wilder Park. Access is on foot only for the purposes of maintaining the land as an allotment garden and not for the purpose of selling produce on or from the land.

## SERVICES

There are no mains services connected. Water is available from the East Wilder Brook.

## METHOD OF SALE

The property is offered for sale by private treaty.

## COVENANTS

There is an obligation on the owner to maintain the steps, post and gate at the entrance into the land.

No buildings are permitted on the land other than summerhouses, conservatories or greenhouses.



No trade, manufacture or business shall be carried out on the land.

### LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711 ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

### VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk).

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

### DIRECTIONS

Approaching Ilfracombe on the A361, turn right onto St Brannocks Park Road, continue up the hill and follow this road around to the left. Upon reaching the Ilfracombe & District Tyrell Hospital, turn left into Horne Road, follow the road around the right hand corner and continue down the hill as the road narrows. After the road widens, Wilder Park is on the left.

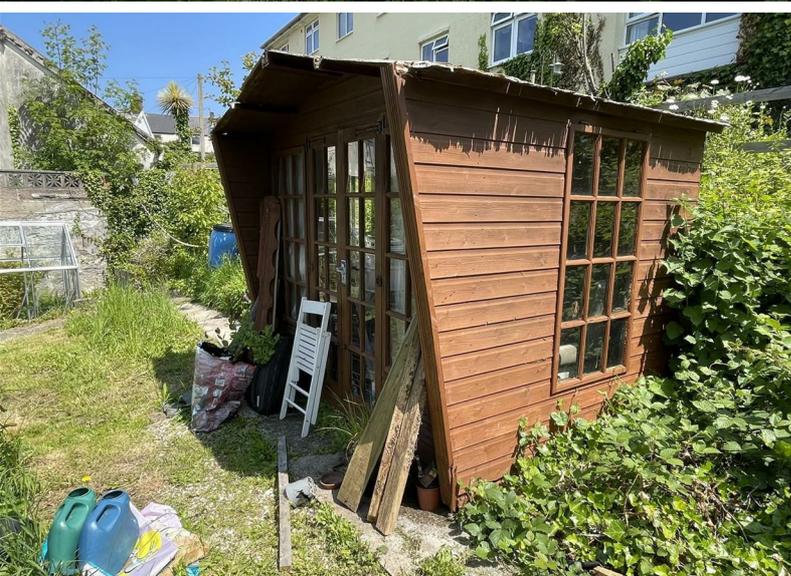
From here continue on foot into Wilder Park, follow the car park around to the right and the land is found at the bottom of the steps on to the right side of the car park.

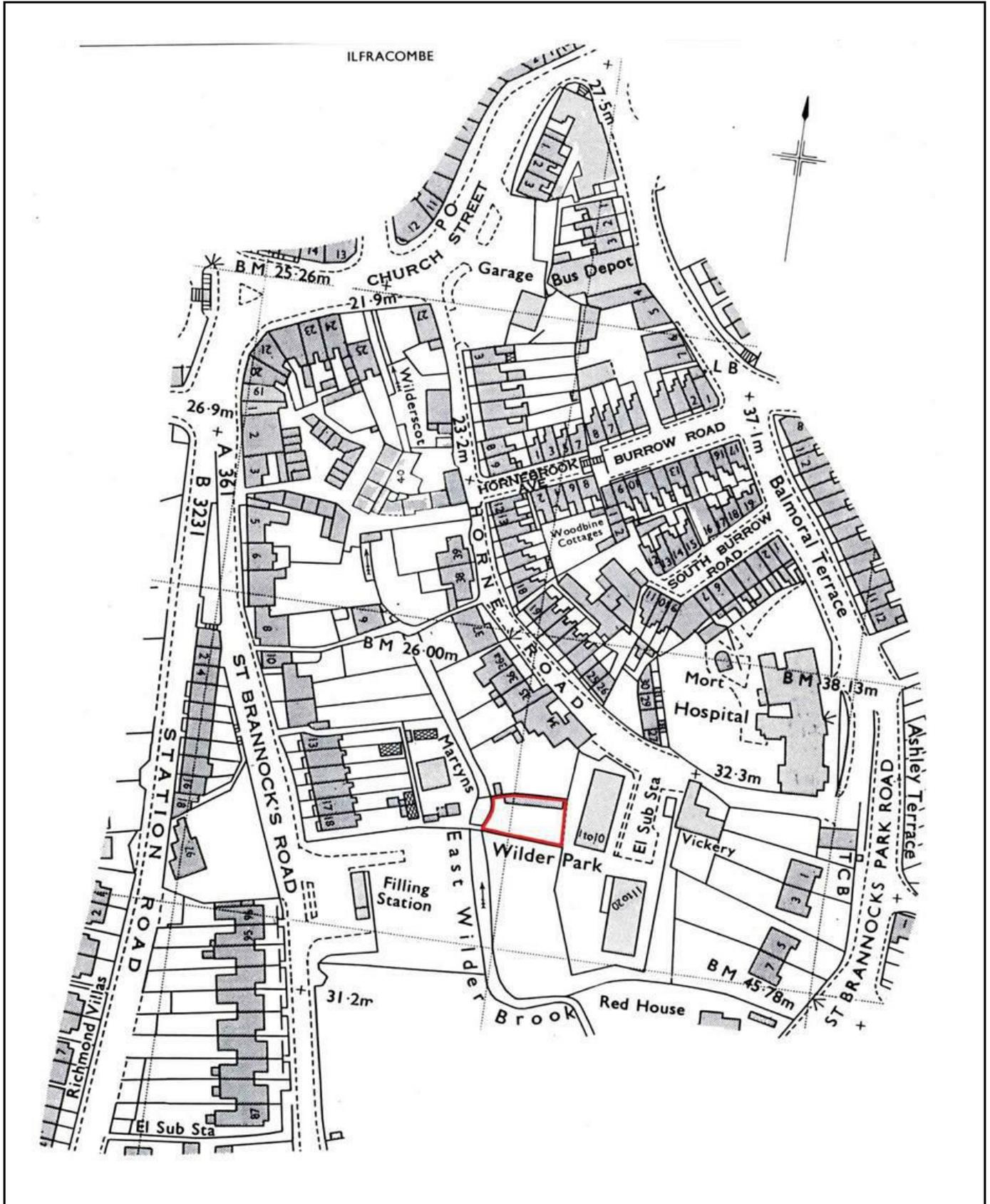
### WHAT3WORDS

chaos.digs.pebbles

### DISCLAIMER

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





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