



- Former Quarry In Sought After Hamlet Location
- Site Cleared. Water and Electricity Connections On Site
- Glorious Countryside Surrounding
- Genuine Opportunity

- Detailed Planning Permission Passed
- Just Under 1 Acre Site
- Reluctant Sale
- Viewing Highly Recommended

Nestled in the aching pretty hamlet of Whitehall, just a stones throw from the village of Middle Marwood, Rock Quarry provides an incredibly rare opportunity to create your dream home in a truly stunning setting. A former quarry, Rock Quarry has been shaped by both man and nature into a wonderfully secluded spot with a rock wall to the rear providing privacy and protection from the weather while the rest of the site offers a delightful rural outlook, with an accompaniment of a babbling brook the only sound to be heard. That this oasis is less than three miles from Barnstaple only increases it's appeal. Detailed planning consent (see below for planning reference) is granted and the current owners have cleared the site, prepared services and built a useful outbuilding, all ready for work to commence. Make the most of this opportunity before it goes forever!

Planning Reference

Planning consent under application number 75517 dated 27/06/2022 by North Devon Council.

For further details please enquire through the selling agents John Smale & Co.

Planning reference link available via North Devon Council

Planning Website;

<https://planning.northdevon.gov.uk/Planning/Display/75517>

Services

Services: We understand from the seller that electricity and water connections have been bought on site, saving potential buyers a considerable outlay. A septic tank installation would be required.

Council Tax Band: N/A.

EPC Energy Rating: N/A

Directions

From Barnstaple take the A39 towards Lynton and turn left at the traffic lights opposite the Texaco petrol station then turn immediately right into Pilton. Follow the road as it leads through Pilton and continue for approximately 2 miles until reaching a single storey thatched cottage. Turn left just after, signed Whitehall and Middle Marwood. Follow this lane for approx. 1 mile until reaching the small cluster of properties at Whitehall at shortly take the right turn to Middle Marwood and after passing over a stone bridge, Rock Quarry will be seen on the left with a For Sale sign displayed.

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