

Birdswell Lane, Berrynarbor, Ilfracombe
Auction Guide Price £50,000



Estate Agents and Auctioneers



- For Sale By Public Auction (Unless Previously Sold)
- Garden Plot
- Edge Of Berrynarbor Location
- Auction At The The Park Hotel, 1 Taw Vale, Barnstaple, EX32 9AE at 3.00 pm on 20th June 2025
- Open Views Over The Sterridge Valley



Garden Plot Adjoining Prospect, Birdswell Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SF

Berrynarbor is a quiet unspoilt village in the Sterridge Valley and is in an area of outstanding natural beauty (AONB). Birdswell Lane is a no-through road with the plot having frontage to the portion that is adopted and maintained by the local authority. The village of Combe Martin is only 2 miles and the Victorian resort town of Ilfracombe, 4 miles.

Please note! That there is an overage (uplift) clause on the land, which is registered and forms part of the title. This only applies if planning consent is granted for residential, business or industrial purposes. If this is the case, then the net development value will be the amount of the sale price less the base value of £7,000, as per the agreement in 2002 times 25% payable to Stephen Crispin Boyle. The terms of the overage provision are for 80 years from the date of the agreement - 11th June 2002.

For Sale By Public Auction

Guide Price £50,000. Garden Plot to be offered For Sale By Public Auction on Friday 20th June at The Park Hotel, 1 Taw Vale, Barnstaple, EX32 9AE at 3.00 pm (unless previously sold).

Buyers Administration Fee

In addition to the 10% deposit payable on exchange of contracts, the purchaser will be required to pay a fee of £750.00 (plus VAT) which can be paid by separate cheque or added to the deposit.

Deposit

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitors in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

Money Laundering Regulations

Due to the change to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

Solicitors

Slee Blackwell Solicitors, 10 Cross Street, Barnstaple, Devon, EX31 1BA. Tel: 01271 349 943. Ref: Louise Langabeer.

Auction Pack

Available Upon Request

Out Of Office Enquiries

Please contact Andrew Levick - Auctioneer on 07766 831 785.

Directions

To locate the property, follow SatNav EX34 9SF.

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