



Bond
Oxborough
Phillips

Changing Lifestyles

1A
Broad Park Avenue
Ilfracombe
EX34 8DZ

Asking Price: £125,000 Freehold



Changing Lifestyles

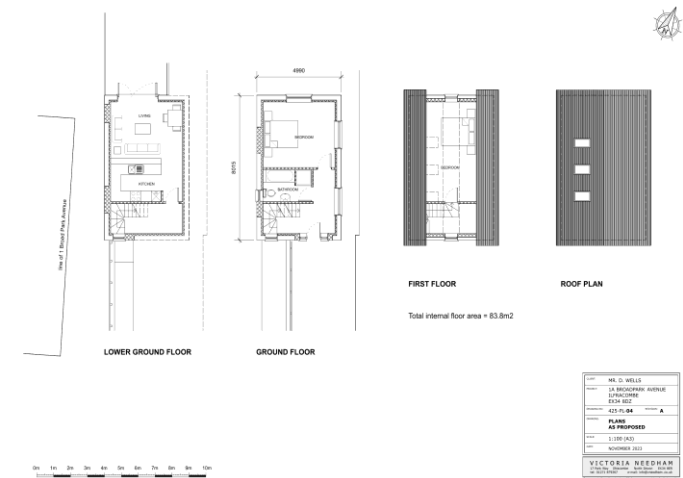
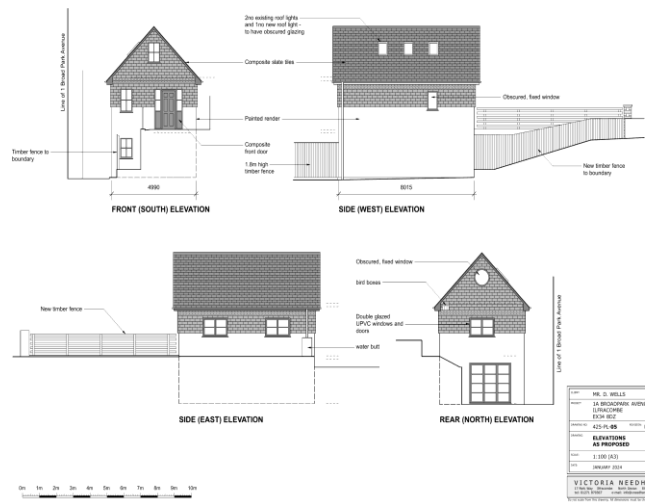
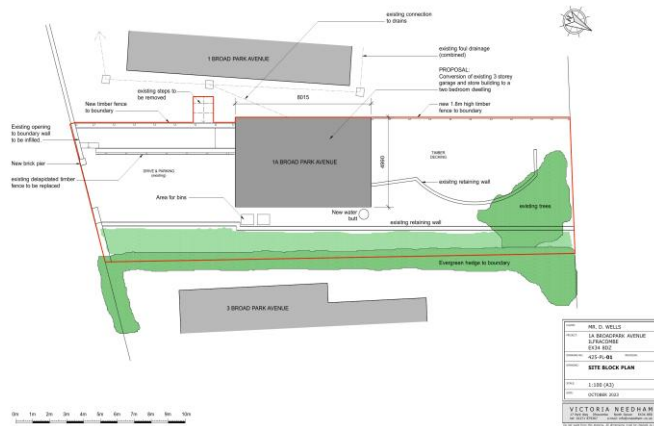
01271 866 699
ilfracombe@bopproperty.com

1a, Broad Park Avenue, Ilfracombe, EX34 8DZ

Exciting opportunity to create a two-bedroom detached home with parking and garden...



- Planning permission granted
- Conversion to a two-bedroom detached home
 - Existing garage / workshop
 - Private garden area
- Attractive views towards the Torrs



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Exciting opportunity to create a two-bedroom detached home with parking and garden...

An exciting opportunity to acquire a garage/workshop with planning permission already granted for conversion into a two-bedroom detached home, situated in a popular residential area of Ilfracombe and enjoying attractive views towards the Torrs.

Planning permission has been granted under Planning Application 78048 for the change of use and conversion of the existing garage and store into a detached residential dwelling, giving purchasers the opportunity to create an individual home without the uncertainty of seeking initial planning consent.

The approved scheme provides two-bedroom accommodation, with the proposed design making excellent use of the existing building and its position.

Externally, the property benefits from off-road parking together with a private garden area, adding considerable appeal to the finished home.

Alternatively, for those not looking to undertake the conversion immediately, the existing building provides useful garage, workshop and storage space, subject to the purchaser's requirements and any necessary consents.

The property is conveniently positioned for Ilfracombe town centre, harbour and seafront, while also being within easy reach of the Torrs and the spectacular South West Coast Path.

With planning permission already secured, this is a fantastic opportunity for developers, investors or

purchasers looking for a project to create their own detached home in this popular North Devon coastal town.

Planning Reference: 78048

Ilfracombe is a characterful Victorian seaside town offering a good range of everyday amenities, including independent shops, supermarkets, schools, a cinema, healthcare facilities and a variety of cafés, bars and restaurants. The picturesque harbour remains a focal point of the town, home to the iconic Verity statue, along with a selection of galleries and eateries. The town also benefits from a modern watersports centre and the well-regarded Ilfracombe Aquarium.

A range of local events and seasonal festivals take place throughout the year, many centred around the harbour and seafront, including performances at the Landmark Theatre. The surrounding North Devon coastline is renowned for its natural beauty, with nearby Hele Bay offering a more sheltered beach, while the award-winning beaches at Woolacombe, Croyde and Putsborough are all within easy reach by car.

The regional centre of Barnstaple is approximately 20 minutes away, providing a wider selection of national retailers, leisure facilities and transport connections, including rail links to Exeter and beyond.

Outside at the front of the building there is a concrete hardstanding that has space for 2 vehicles. At the rear there is a garden which measures 12m in length (39ft) which comprises a large decked sitting area with a further banked area above. The total plot size amounts to 0.057 acres.

AGENT NOTES - This property is held on a Freehold tenure, with Land Registry Title Number and UPRN TBC. The plot extends to approximately 0.057 acres and falls under North Devon Council, with flood risk and conservation area status TBC. The property currently has mains electricity connected, with mains water, drainage and gas understood to be available nearby, although purchasers should verify connection and capacity. Parking is provided by a concrete hardstanding for approximately two vehicles, with outside space including a rear garden extending approximately 12 metres (39ft). Council Tax Band and EPC rating are TBC. Planning permission was granted under Planning Application 78048 on 26 January 2024 for the change of use of the existing garage and store to create a detached two-bedroom dwelling, with the approved scheme providing approximately 83.8 sq m (902 sq ft) of accommodation. Broadband speeds and TV/satellite availability are TBC, with mobile coverage understood to be available from EE, O2, Three and Vodafone.

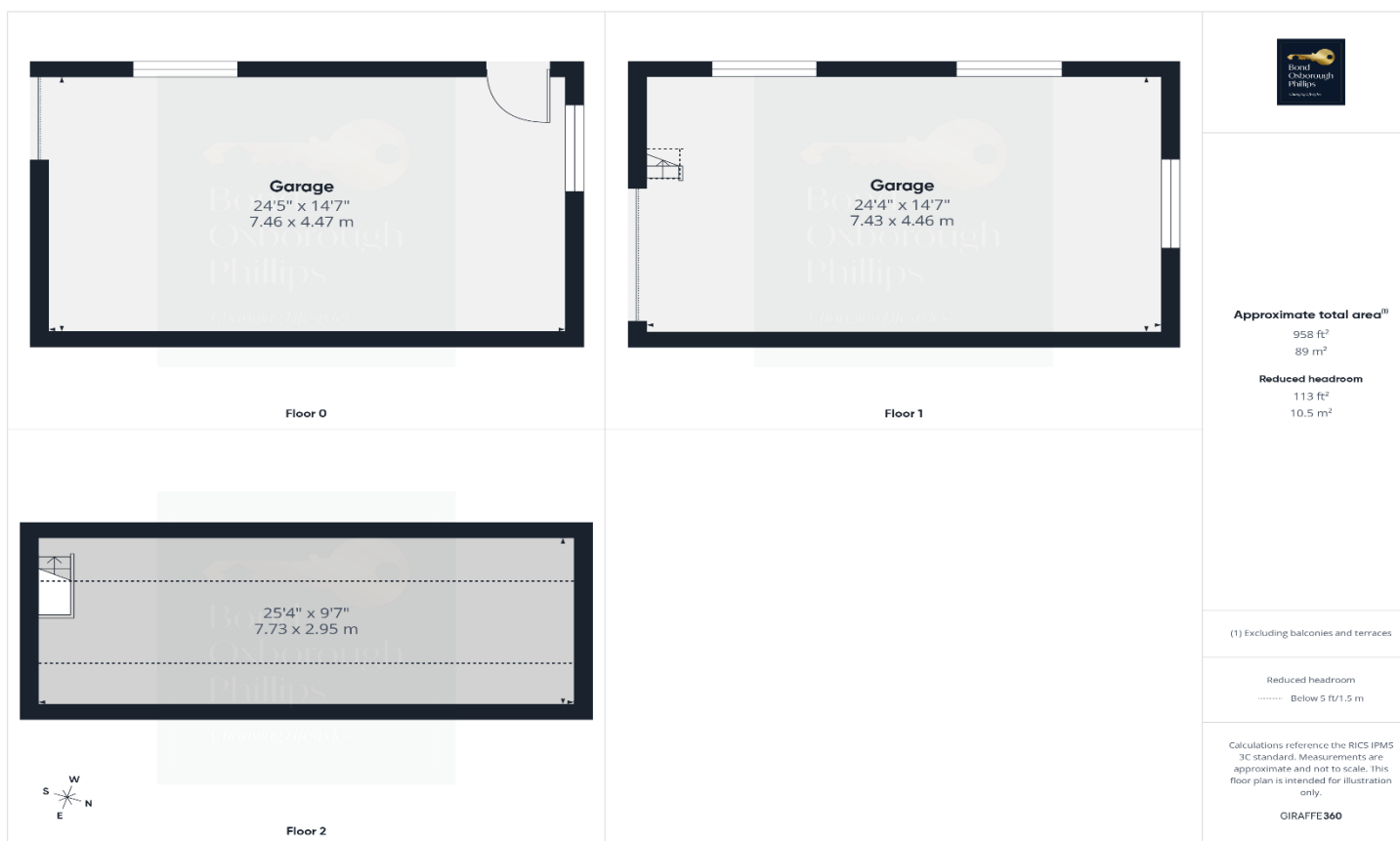


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Directions

From Ilfracombe High Street with our office on your left-hand side, continue out of the town passing through both sets of traffic lights and upon reaching the mini roundabout turn right into Church Hill. Continue up this road and take the first turning on the left, then continue along this road taking the third turning on the right into Broad Park Avenue, where number 1A can be found on your right-hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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