

Lot 3

By Order Of The Mortgagees In Possession

Wilderland Herb Farm, Bracken, Woolley, Bude, Cornwall EX23 9PW

GUIDE PRICE: £20,000



VACANT FORMER HERB FARM AND TEA ROOM SET IN ABOUT 3.5 ACRES

This roughly triangular shaped level island site has road frontage to all three sides and road access onto the farm from its north-west junction. The east to south boundary fronts the A39 Atlantic Highway which is one of the West Country's major tourist routes and is the main access route from the North Cornwall coast into Devon. The land is situated about 4 miles to the north of Kilkhampton and 10 miles north of Bude. Planning permission was granted for the retail of plants and herbs as well as for a tearoom and construction of a toilet block. We understand there is mains water and electricity on site and septic tank drainage for the impending toilet block (these services have not inspected or tested). The land is being sold with the benefit of full vacant possession.

ACCOMMODATION

Detached building: 40' x 30' (12.9m x 9.14m) approx.
Outside: Gated access to large gravelled car-parking area.
Approximate site area: 3.5 Acres (1.42 Ha).

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Cornwall Council. Tel: 0300 1234 100.
Rateable Value: £560

VIEWING TIMES

By appointment through the Joint Auctioneers

NOTE

There is an increased buyer's fee of £625 + VAT applicable to this lot.

JOINT AUCTIONEERS

Mr Ben Cousins, Colwills Estate Agents,
32 Queen Street, Bude EX23 8BB
01288 355828



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN