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FOR SALE FREEHOLD – UNCONDITIONAL OFFERS INVITED

LAND AT THE BOWD INN, FIVE BEACON LANE, SIDMOUTH, EX10 0ND



- Large partially wooded parcel of land located in the hamlet of Bowd
- Site size of c. 0.61 acres
- Freehold unconditional offers invited
- Land may be suitable for BNG offset schemes, various leisure uses or development (STP)
- Access will be available from Fire Beacon Lane

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Location
Bowd is a rural hamlet in East Devon, situated approximately 2 miles north-west of Sidmouth. The area benefits from good road connectivity via the A3052, which links Exeter with the East Devon coast, and the B3176, providing access to Sidmouth and surrounding settlements. The nearby town of Sidmouth offers a range of retail, leisure and tourism amenities, with the surrounding area characterised by open countryside and the nearby Jurassic Coast.

The plot is located to the north of The Bowd Inn public house and lies just off of Fire Beacon Lane. The neighbouring buildings along the lane are attractive residential properties.

Property Description
Large parcel of land just off Five Beacon Lane to the rear of The Bowd Inn. The plot amounts to c. 0.61 acres.

Tenure
Freehold. The site forms part of the pub's title DN430052 and will be separated at the point of sale. The demise of the site is shown for guidance purposes on page 1 and outlined in blue. This is an indicative guide, exact plot is to be confirmed onsite.

Planning & Development
We have been advised that the site is not located within a flood zone or the Greenbelt. However, this site does lie entirely within the East Devon Area of Outstanding Natural Beauty and the adjoining Public House is Grade II Listed. There are no registered TPOs on the site.

All interested parties must rely on their own enquiries to verify this information.

https://eastdevon.gov.uk/planning/planning-applications-and-information/

Services
Prospective purchasers should undertake their own investigations to ensure the services are accessible for any proposed uses.

Highways
It is understood that access to the site will be available from Five Beacon Lane.

Prospective purchasers should undertake their own investigations to ensure the access arrangements are suitable for any proposed uses.

VAT
VAT is applicable on the sale of the land.

Anti Money Laundering
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

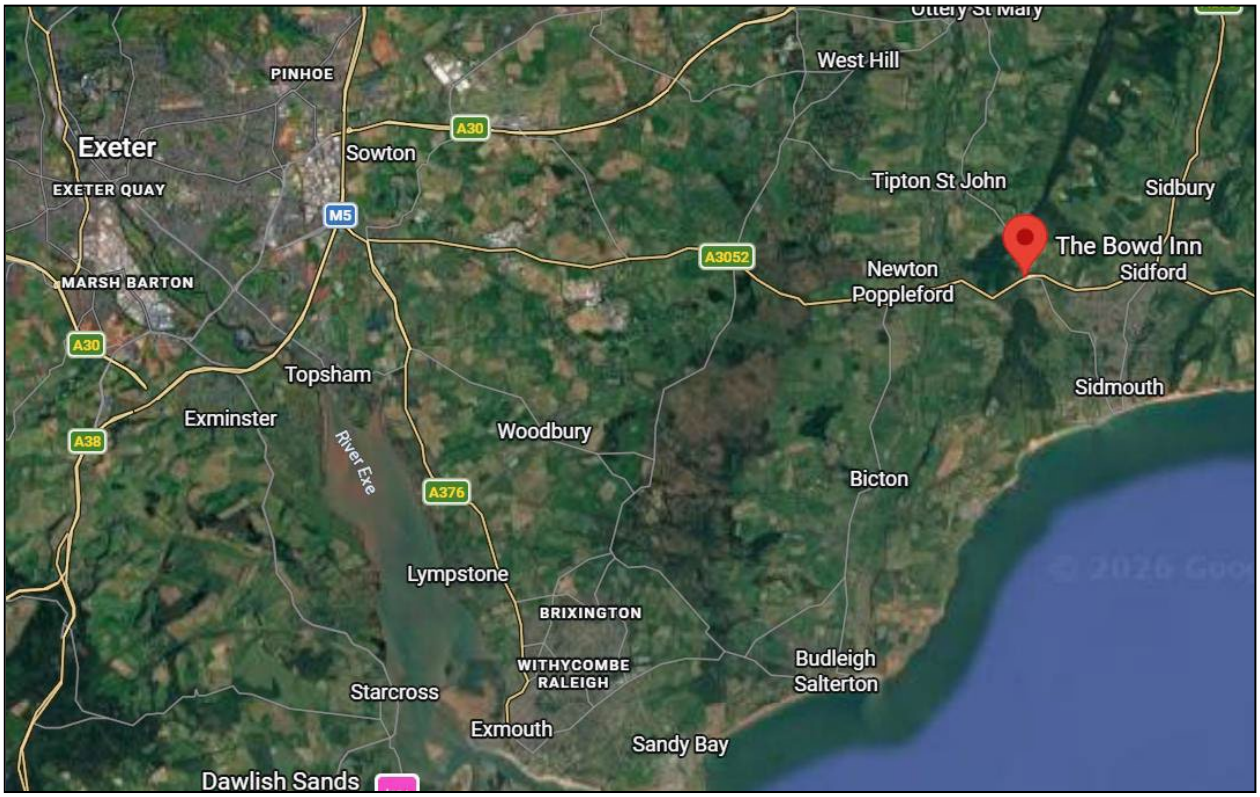

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Location Plan



Site Plan



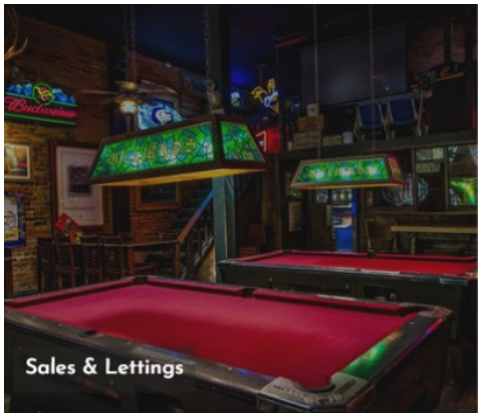
Important notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.
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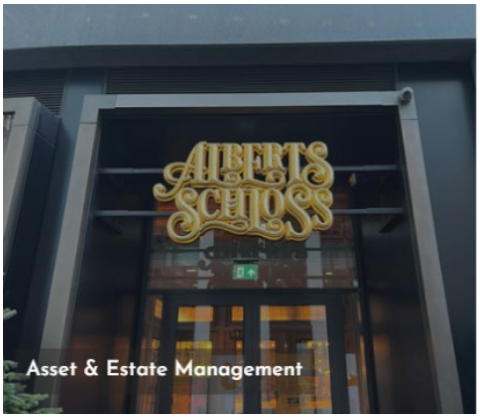
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Our Services & Offices







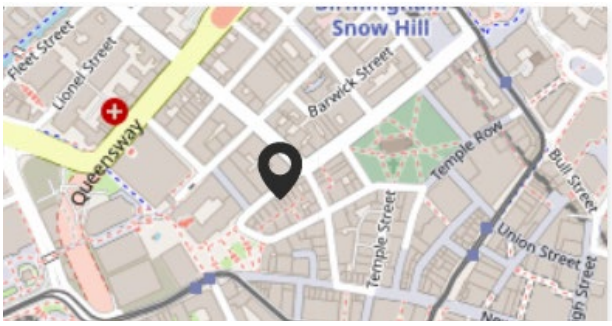


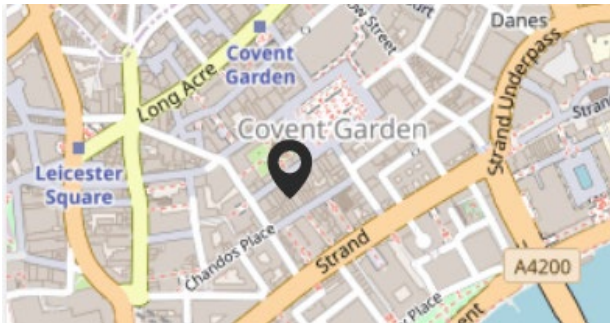












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