

**ANDREW LANE** MRICS FAAV

## **The Chapel, Hollacombe, Chulmleigh, Devon EX18 7QE**

Chulmleigh 4 miles, Winkleigh 2 miles, Exeter 24 miles

Lovely stone building • redevelopment potential • 75 sq m  
internal ground floor • small rural hamlet

**For Sale by Formal Tender Guide Price £50,000**

### **SITUATION:**

Hollacombe Chapel is located in rural Mid Devon lying between the Exmoor and Dartmoor National Parks within easy reach of the North Devon coast. The small rural settlement of Hollacombe is approximately 2 miles from the serviced village of Winkleigh which boasts a village shop. Post office and butchers together with a Primary School and a small business park. The small town of Chulmleigh is 4 miles to the north east. The A3124 Bideford to Exeter road at Winkleigh gives direct access to Exeter via Crediton. The closest railway station is Eggesford some 4 miles away.

### **RECREATION:**

Recreation abounds within the local area including many sports clubs, golf, walking and cycling on numerous footpaths and cycleways, surfing, sailing, diving and fishing on the coast, rural pursuits and many tourist attractions.

### **GENERAL DESCRIPTION:**

The Trustees of Hollacombe Chapel have reluctantly decided to cease services at the end of October 2018 and dispose of the building. The property is semi-detached part rendered solid stone walled structure with pitched slated roof. The building was built in two parts the latter being the Sunday School room with a date plate of 1881. Accommodation comprising 2 rooms and a toilet. The main worship area has a high ceiling and windows, measures 10m x 5m which includes a small entrance vestibule and stairs to a first floor mezzanine (5m x 2.5m). The adjoining Sunday School room, 6.4m x 3.9m has an open fireplace (capped off) and a sink unit, there is a

separate door to the front. A small lobby off the Sunday School room leads to a toilet with wc & wash basin. To the front of the building is a small lawned area with a half stone wall and iron railing boundary to the road. The adjoining consecrated graveyard is included in the sale.

#### PLANNING/REDEVELOPMENT:

The Trustees have resolved not to seek advice on the redevelopment potential of the property nor apply for any planning consent. The property is sold with its current use as a place of worship, in effect a blank canvas allowing purchasers to use the building as they wish subject to any necessary planning consents that may be required.

#### LOCAL PLANNING AUTHORITY:

Torrige District Council, Riverbank House, Bideford, Devon EX39 2QG. Telephone 01237 428700

#### ACCESS

Direct access off parish road.

#### SERVICES

Mains water, electricity and drainage all connected.

#### METHOD OF SALE

The property is offered for sale by Formal Tender. **REVISED TENDER DATE - TO BE ADVISED.** All tenders to be completed on the authorised tender form available from the Agents and deposited with the Agents by the closing date/time in a sealed envelope marked "Hollacombe Chapel Tender" together with a cheque for 10% of the bid price and a signed Contract. The successful tender will constitute an exchange of contract on banking the cheque and funds cleared. Tender/Legal pack available from vendor's solicitor or our office.

#### VENDOR'S SOLICITOR

All legal queries to be referred to Toby Barnes, Brewer Harding & Rowe, 1 The Square, Barnstaple, Devon EX32 8LS. 01271 340667 email: toby.barnes@bhrlaw.co.uk

#### GUIDE PRICE

£50,000

#### TENURE AND POSSESSION

The property is freehold and sold with vacant possession being given upon completion which will be Friday 2<sup>nd</sup> November.

#### WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any Wayleave agreement and any public or private Rights of Way which may affect it. In particular a right of way will be retained to access the adjoining burial yard.

#### PLANS AND BOUNDARY FENCES

A plan, which is not to scale, is included in these particulars for identification purposes only. The vendor shall not be called upon to define the ownership of the boundary fences.

#### VIEWING

Strictly by appointment only via the Agents (01837 810 845) accompanied viewings will be conducted on a block booking basis.

#### DIRECTIONS & GRID REFERENCE

See attached Map SS 630 111

## CONTACT INFORMATION

Andrew Lane Ltd, Iddesleigh 01837 810845 or 07799036143 [ajlane1@btinternet.com](mailto:ajlane1@btinternet.com)

Please note –

Andrew Lane Ltd for themselves and for the vendors of this property whose agents they are give notice that:-

- 1) These particulars do not constitute any part of a contract.
- 2) All statements contained in these particulars are made without responsibility on the part of Andrew Lane Ltd.
- 3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact.
- 4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 5) The vendor does not make or give and neither Andrew Lane Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 6) All measurements, dimensions and areas are approximate.
- 7) It is the responsibility of any intending purchaser to check that the property is available to view before setting out.
- 8) Neither Andrew Lane Ltd nor the vendors accept any responsibility for failed viewings.