

DEVELOPMENT SITE FOR 3 DWELLINGS

HARFORD WAY LANDKEY N.DEVON EX32 0FG

- Full Planning Permission ref: 77178 (granted 22 December 2023)
- Available services close to site boundary
- Lovely countryside views and aspect
- Guide Price £225,000

view over the site looking north

THE SITE – EX32 OFG

KLP are delighted to offer this well located residential development opportunity with full planning permission under reference No. 77178 for a terrace of 3 residential dwellings comprising three x two story two bedroom houses, each c.630sqft.

The site is located at the east end of Harford Way, a recently completed development by Devonshire Homes and was included within the application red line boundary of application ref: 61959 approved 10 March 2017. The application site area within the red line boundary but excluding the road, extends to approximately 0.05ha/0.11 acres

The site for three will be able to connect to available existing services (subject to normal connection charges) which we understand are located close to the site boundary (see services plan in the Planning & Technical information pack). The element of road/pavement to the south of the site (part of the application site red line area) as illustrated on the site plan below, will be built by Devonshire Homes and become adopted highway.

LANDKEY, BARNSTAPLE

Landkey which is situated c.3 miles east of Barnstaple is generally regarded as a sought after location offering a range of local amenities including The Castle Inn Public House, a well regarded primary school, Willows Tea Room and a parish church. The village also benefits from having a Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking and the Tarka Trail is close by.

The coast which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough and Saunton.

PLANNING & TECHNICAL

Full Planning Permission under ref: 77178 for the erection of 3 dwellings on land bordering Harford Way, Landkey, Barnstaple EX32 OFG was granted by North Devon District Council (NDDC) 22 December 2023.

A Community Infrastructure Levy (CIL) is not applicable, NDDC are not a CIL charging authority. A Unilateral Undertaking dated 21 December 2023 requires a recreation contribution of £6,619 (subject to indexation).

A comprehensive Planning & Technical information pack accessed by a link to a drop box is available on request.

METHOD OF SALE

The freehold of the site is offered for sale by Private Treaty

Offers Invited - Guide £225,000.

VIEWING

Strictly by appointment with KLP.

what3words – clumped.cries.short

CONTACT – Darryl Hendley

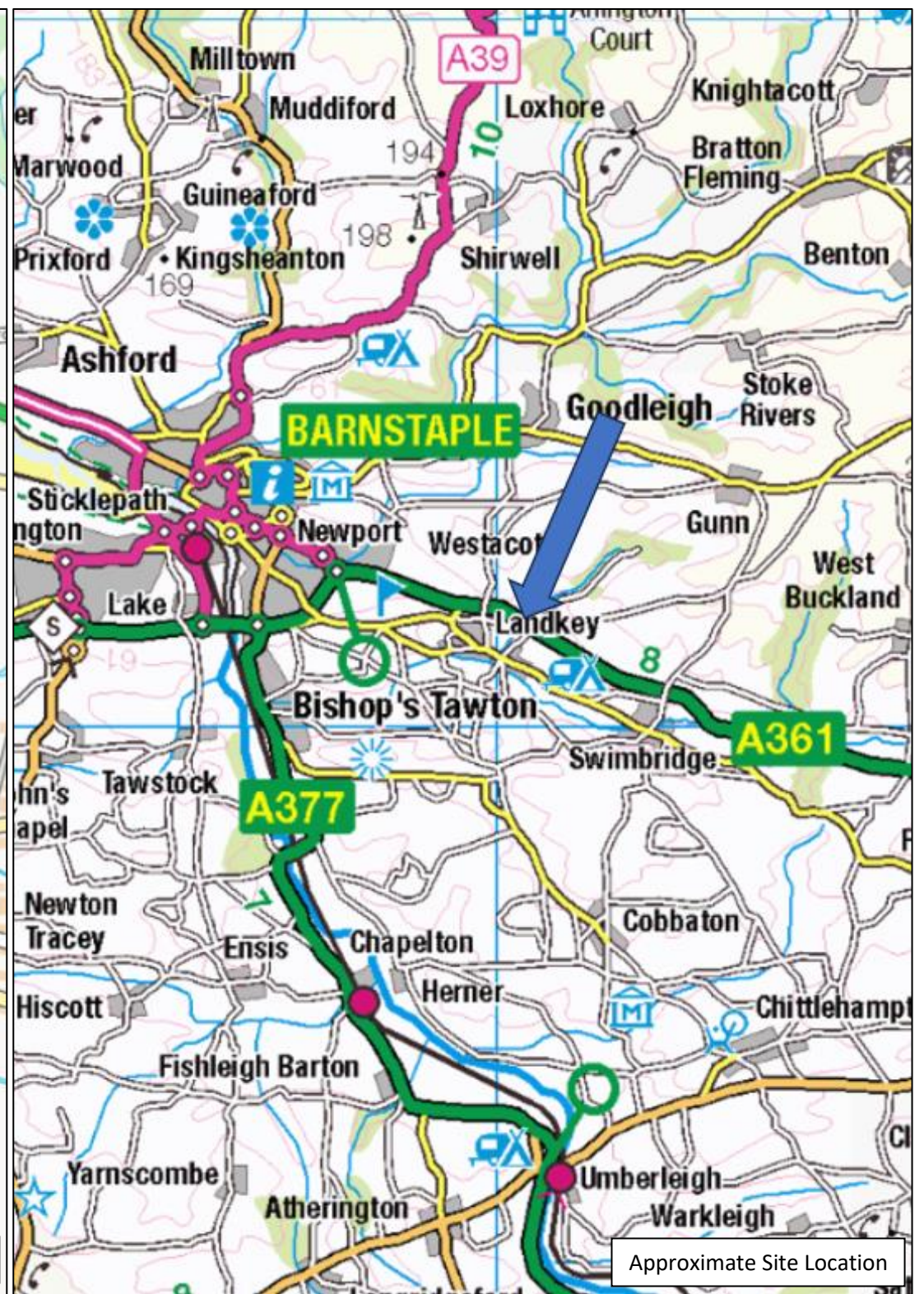


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01392 925131 DD

Ref: 891/DH/R3



Approximate Site Location



Approximate Site Location



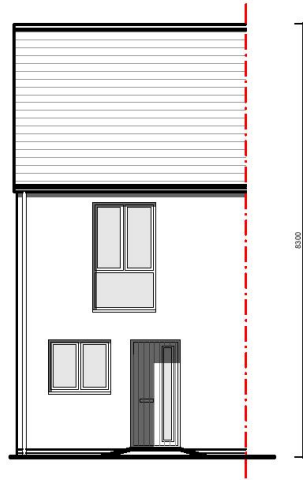
Legend	
	Site Boundary
	Additional Owned Land Boundary
	Plot Numbers
	Parking numbers
Materials and Boundary treatments	
Refer to planning house type drawings for further elevation details Underebits and plinth brick on rendered plots to be blue/gray colour All render beads to be colour matched with external wall colour Porch canopies and posts to match soffits and fascias of main roof	
	1.8m high close-boarded fence
	Low boundary hedge
	Single pedestrian gate
Landscaping and external surfaces	
	Private / shared paths - PCC textured slabs Natural
	Front shared footpath
	Bitmac footpath
	Highway
	Block paving
	Front rear gardens laid to turf
	External store / cycle store
	Bin store
	Access route from on-plot refuse storage area
	Refuse collection point

Proposed Site Plan – Not to Scale

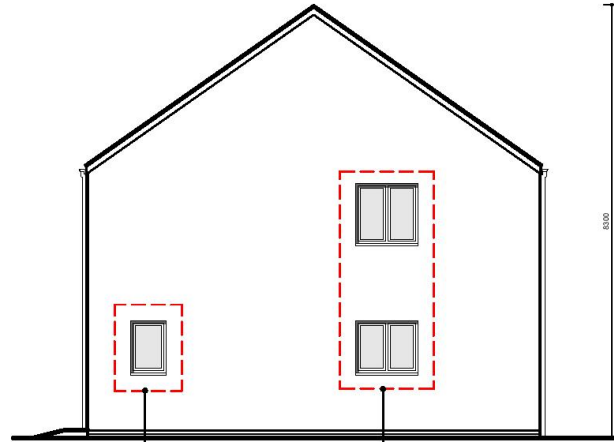
Project: LAND BORDERING HARDFORD WAY
Title: DH20 Proposed Site Plan
Client: Devonshire Homes
Date: March 2023
Drawn by: STA
Checked by: RA
Scale: 1:250 @ A3
Drawing No.: 23013 _DH20_300

Rev.:B





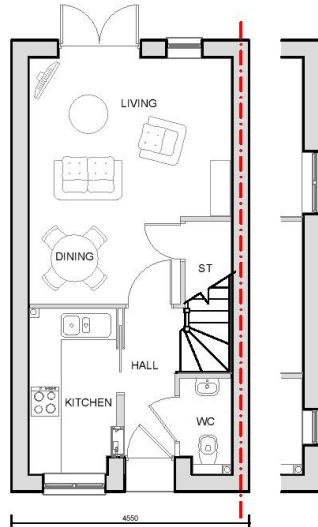
FRONT ELEVATION



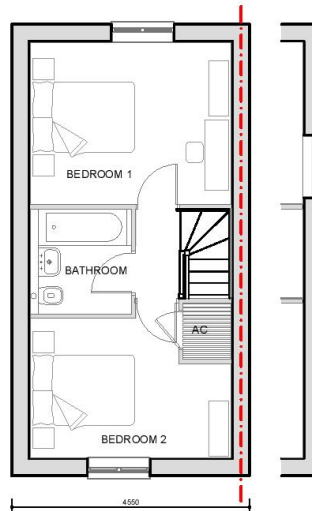
SIDE ELEVATION



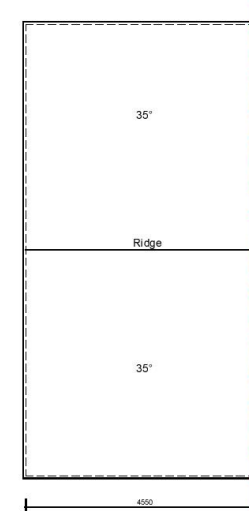
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

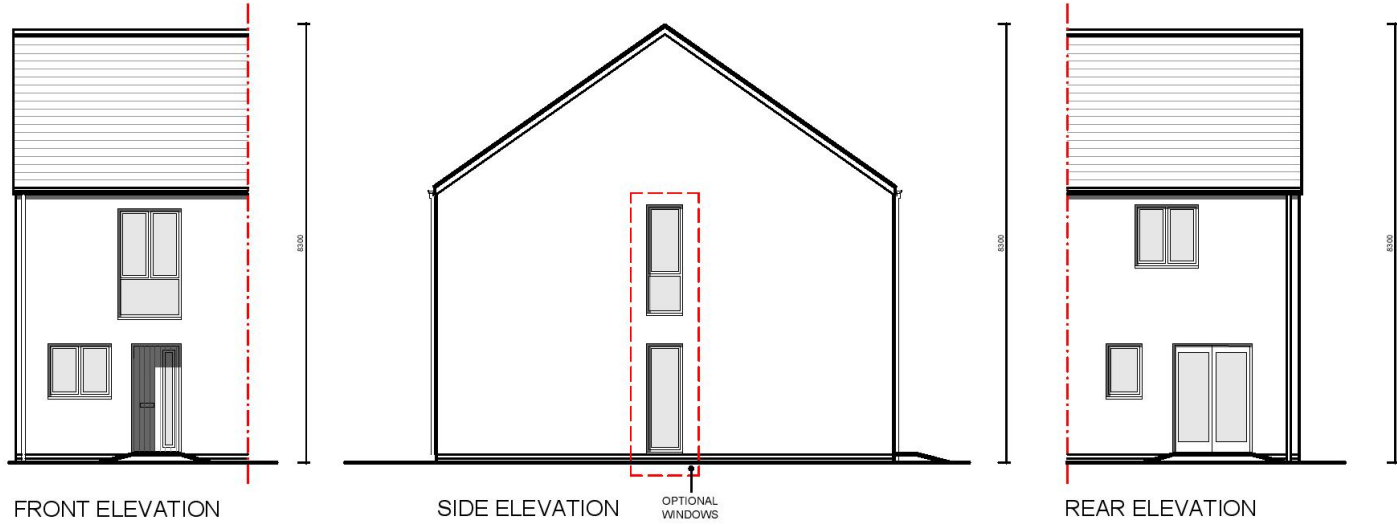
Proposed Plans Type 1 – Not to Scale



Project: LAND BORDERING HARDFORD WAY
 Title: Block - DH20 - Type 1 - Proposed Plans
 Client: Devonshire Homes
 Date: March 2023
 Drawn by: DMA
 Checked by: DMA
 Scale: 1:100 @ A3
 Drawing No.: 23013_DH20_101

Rev.: B



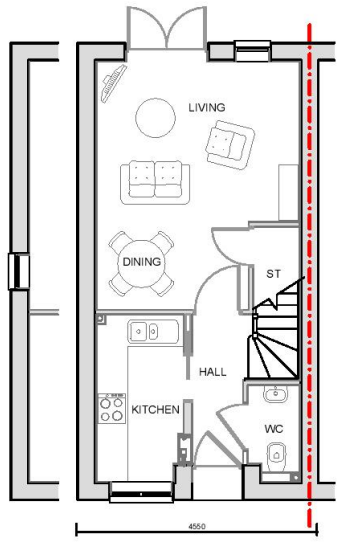


FRONT ELEVATION

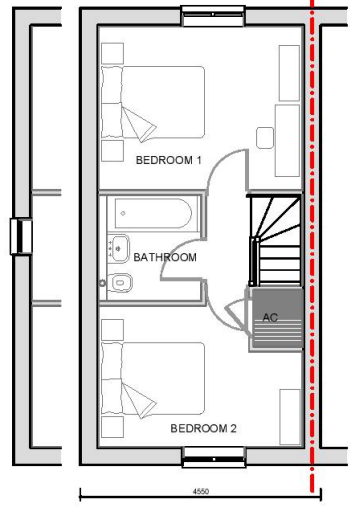
SIDE ELEVATION

OPTIONAL WINDOWS

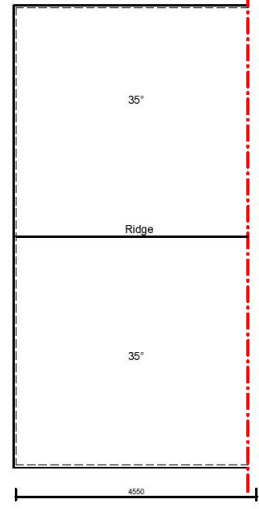
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

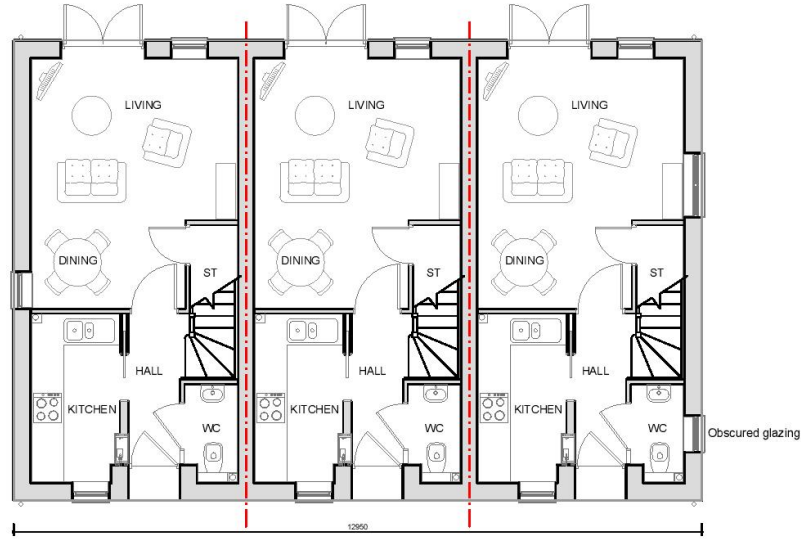
Proposed Plans Type 2 – Not to Scale



Project: LAND BORDERING HARDFORD WAY
Title: Block - DH20 - Type2 - Proposed Plans
Client: Devonshire Homes
Date: March 2023
Drawn by: DMA
Checked by: DMA
Scale: 1:100 @ A3
Drawing No.: 23013_DH20_102

Rev.: B

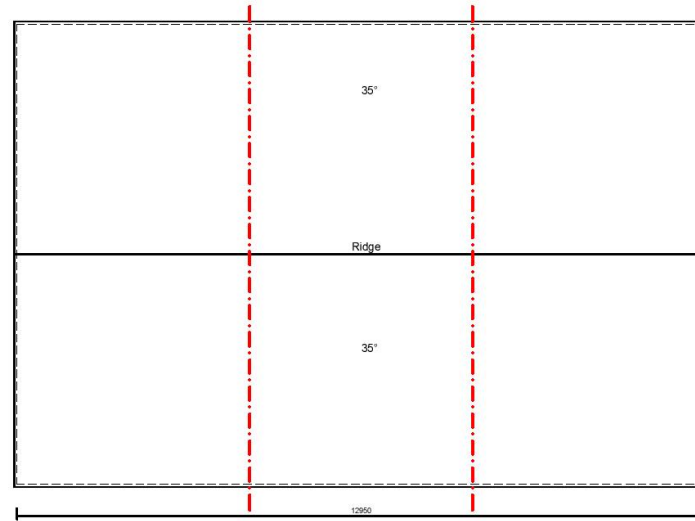




GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Proposed Plans as a Block – Not to Scale



Project: LAND BORDERING HARDFORD WAY
Title: DH20 Proposed Plans As Block
Client: Devonshire Homes
Date: March 2023
Drawn by: STA
Checked by: RA
Scale: 1:100 @ A3
Drawing No.: 23013_DH20_103

Rev.: B





view from site along Harford Way



view from east boundary looking east



view from north boundary looking west



view from north boundary looking north



view from north boundary looking south