



Directions

What 3 words App ///exit.pack.varities. Grid Ref SS 567/306
Approaching Barnstaple on the A361 as through from Tiverton/M5
take the first exit at the first roundabout. At the next roundabout
take the first exit on to the A377 to Crediton. You will almost
immediately enter Bishops Tawton. Go for about a mile and as you
drop done to the bottom of the valley with the Church ahead of
you take a sharp left turn onto Sanders Lane. Proceed up the hill
and after you leave the built up area the access to the ground is to

**Looking to sell? Let us
value your property
for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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An Individual Building Plot - Lovely Views

Individual Building Site, East Side Whitemoor Hill, Bishops Tawton, EX32

Offers In The Region Of

£350,000

- 3 Superb Sites - Choice of
- Elevated Setting
- Stunning Views
- About 235 Sq M - GIFS - each
- Site About .55 Ha - overall
- 4 Beds, 3 Baths
- Double Garage
- Reverse Accomodation
- Great Design



Room list:

Overview

This sale offers a unique opportunity to acquire 3 large individual building sites set on a 4850 sq. metre site and to the edge of this small popular village and enjoying virtually panoramic views across and along the River Taw valley to Tawstock with its Historic Church and Court, and along the river valley with its tapestry of woods and fields.

The houses are designed on a reverse level accommodation basis and will have a high percentage of glass to their frontage to enhance the outlook and make them all exceptionally light and bright.

The properties will be all approached over a shared entrance drive for just the 3 properties and each will have a good sized gardens surrounding.

The properties, each of similar design, will have reverse level accommodation with their main rooms all taking advantage of the stunning outlook.

The dwellings as approved are each around 235 m² gross internal floor area and the accommodation will include a central entrance hallway with on the ground floor the bedroom accommodation on both sides and from the hallway an open vaulted area above with a staircase leading up to the first floor landing with the living accommodation to either side.

The property will have in total 4 bedrooms, the master being set to one side with its own dressing room and en suite bathroom with 4 piece suite whilst to the other side of the hall 3 further double bedrooms, the largest having its own en suite shower room with a separate family bathroom.

The first floor living accommodation includes a large open plan kitchen/diner with utility room and separate WC off, from where there will also be access to the double garage and across the landing a large lounge and a home office which potentially could be opened up to provide a single superb 23' x 18' approximate room.

There will be balcony along and outside the kitchen/diner and central landing both approached by trifold doors.

Outside

Services of mains electricity and mains drainage are already on the site for connection and mains water is also easy accessible from close to the entrance.

Section 106 - there is a section 106 in place with a requirement for a CIL of £10,422 to be made.

Planning consent by North Devon Council ref 71858 approved 25th May 2021. Copies from the Council website or the selling agents

The sellers have excavated and partially hardened the new access up to the sites as part of the planning consent and to enable easier access for a buyer. They will complete the hard base before any sale completes and undertake to provide a good tarmac finish

Services

All mains on site or handy

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204

