



## Directions

Grid Ref 517/323 From Barnstaple leave the town on the A3125 as through to Bideford. After a mile or so at the Cedars Roundabout take the 2nd exit on to the B3233 to Instow and Bideford. Follow the road through Bickington and on into Fremington. As you enter the village take the first left into Redlands Road and then almost immediately left again into Cleave Park. Upon entering the cul de sac the gate to the land is at the end of the road in front of you. Using free app What3words - ///broached.outlooks.piano

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## Development Site - 4 Bungalows

Building Sites, Cleave Park, Fremington, Devon, EX31 2NS

**£600,000**

- First Class Location
- 4 Detached Bungalows
- End of Cul de Sac
- Level Site and Access
- 4 Garages
- Consent Approved
- Average 112 Sq M each

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Overview

A rare development opportunity for the erection of 4 detached bungalows with garages. Age limit of 55 plus.

This exclusive site is situated at the end of a cul de sac, in the heart of Fremington, which offers excellent village facilities including a parish church, school, pub, restaurant, fish and chip shop, post office, medical centre and local bowling club. Fremington Quay on the Tarka trail is within easy walking distance and has access to virtually traffic free cycle path/walkway around the Taw and Torridge estuaries.

Fremington itself is a short drive or cycle to nearby villages such as Instow with its burrows and beach and cafes,

The administrative centre for North Devon, Barnstaple, approximately 3 miles distant, offers excellent shopping, theatre and a local college. There is also easy access to the A361/North Devon Link Road.

Approximately 8.5 miles distance is the port and market town of Bideford, where a wide range of national and local shopping, banking and recreational facilities can be found.

## Planning

Planning consent was granted by North Devon Council under application 73543 on the 16th February 2022. This is for 4 detached bungalows with garaging and carrying an age restriction of 55 plus.

There is a section 106 confirming this and a payment due of around £10,136 towards local services etc.

The approved bungalows comprise

2 at 120 sq. metres - with study and garage - - 2 at 104 sq metres - with garage

## Services

All services close by

## 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

