



Residential Development Site

Fishleigh Park, Aller Road, Dolton, Devon, EX19 8QP

Offers In Excess Of

£450,000

- Preliminary Announcement
- Residential Development Site
- Edge of Popular Village
- 17 Houses
- 4 Affordable
- For Sale By Tender
- Date To Be Announced

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 327878

or email barnstaple@phillipsland.com

Directions

Grid Ref SS 574/120 Approaching Bideford on the A39 as though from Barnstaple at Bideford take the A386 road south to Great Torrington. Just after Torrington at the foot of the hill turn left on to the A3724 to Winkleigh. Follow this road to Beaford and for 3 mile after where turn right to Dolton. As you enter Dolton turn left into Barnfield Road. As you drop down the hill you will pass over Aller Road. Turn left into Aller road. The entrance to the land is the first field opening to the right. Using what3word free app use the words ///rebirth.tadpole.runways

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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IMPORTANT NOTE

These are issued as preliminary details only

advising of the future sale.

We are checking out the boundary ownership

planning history and other matters

to ensure that all information is

fully available for when full marketing begins.

Overview

The site is set to the southeast edge of the village of Dolton and has a sunny bright aspect with views for most to the south and east over farmland.

Dolton is a very popular and picturesque village with limited modern development having taken place in recent years with the village boasting two pubs, an ancient parish church, a village store/post office, hairdresser, butcher, and primary school.

The village is set just over a mile above the beautiful River Torridge valley with many riverside and other walks.

Some 15 miles to the south is the town of Okehampton on the A30 giving excellent access through to the Cathedral city of Exeter, with its airport, rail station and motorway link, which is 28 miles, Okehampton is on the northern edge of the dramatic Dartmoor National Park.

To the north Great Torrington, Bideford, and Barnstaple within 7 to 15 miles provide a wider variety of services and activities whilst the North Devon coast with sandy beaches at Westward Ho! and Instow is about 17 miles.

The planning consents approved allow for a total of 21 units to be built on the site with 4 of the open market houses being outside of the client's ownership, and not part of this sale, but served of the same access road.

Services

All available 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

Planning

The site under consideration is therefore for 12 open market houses and 5 affordable flats/houses, a total of 17 units.

The planning is approved by Torridge District Council and covered by applications numbers.

Phase 1 - 1/0846/2015/OUTM

Reserved matters application 1/0963/2020

Phase 2 – 1/1262/2016/OUT

Reserved matters application 1/0527/2020