

# Exceptional Greenfield Site for 5 Dwellings

Building Land Tanners Road, Lot 2, Landkey, Barnstaple, Devon, EX32 0NQ

Offers In Excess Of

£600,000





PLOT 2

PLOT C

PLOT B

PLOT 1

PLOT A

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# Exceptional Greenfield Site for 5 Dwellings, in all some 2.75 Acres

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# DETAILS

2, 3, or 5 Exceptional Building Sites set on a level greenfield site, about 1.25 acres in total, available as a whole or in two adjoining lots of 2 and 3 sites. Extra acre paddock adjoining available.

Dwellings envisaged as being exclusive luxury family homes with 4 bedrooms, 2 bathrooms, and garaging, each about 200 m<sup>2</sup>

A one off opportunity to acquire up to 5 large individual sites set to the north side of the popular Devonshire village of Landkey, generally regarded as one of the most sought after locations in which to live, as the village retains many of its facilities. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, Willows Tea Room and Parish Church. Close by is the pretty Village Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking.

The nearby village of Swimbridge offers further amenities including another popular pub, which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area.

Barnstaple, North Devon's regional centre, is just over 2 miles and has the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway.

There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.



The sale of these 2 adjoining sites for development offers a rare chance to buy level greenfield sites in an excellent location.

Lot 1 - Being plots 1 and 2 on the attached plan. 2 large roadside plots set on a half acre of ground. Consent was granted by North Devon Council on the 6th October 2021 with matters reserved under application number 73700. Reserved matters have been applied for and approved in March 2023 so planning is current. Guide price £450,000 to £500,000

Lot 2 - Being plots a, b and c on the attached plan. 3 large plots set on a 0.750 acre site. Consent was granted by North Devon Council on the 8th March 2023 with reserved matters under application number 74565. Guide price £600,000 - £675,000

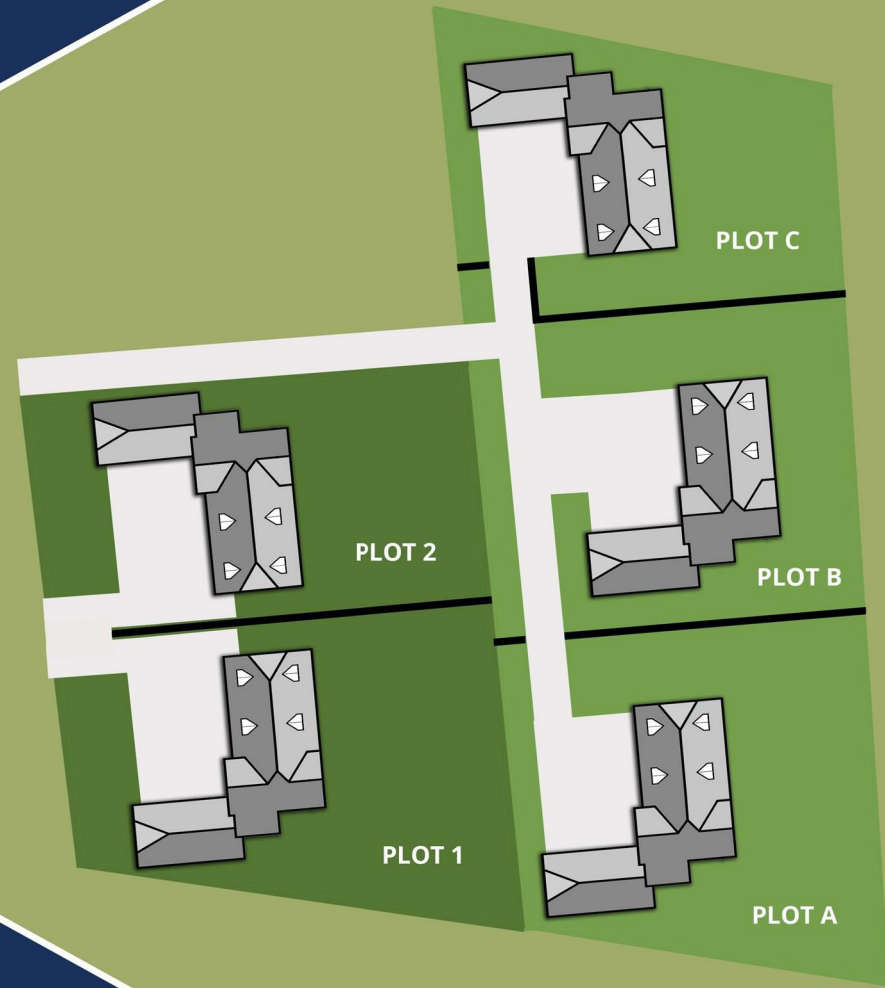
Lot 3 - Gently sloping pastureland adjoining Lot 2 and being about 1.5 acres in total. This will carry the sewage treatment works for all the development with an easement if not sold together. Guide price £40,000

## VIEWING

By appointment through our

**Barnstaple office- 01271 327878**

# Tanners Road



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## **DIRECTIONS**

Grid Ref SS 604/312 From Barnstaple, leave the town on the A361 North Devon Link road as though towards South Molton or Tiverton after a mile, at the new roundabout, turn right into Landkey. Drive down into the centre of the village, passing the Castle Inn on the left, and within 200 yards after, turn left into Tanners road. Proceed along this country lane and after passing the entrance to Newlands Close and the 30 mile speed limit the field is then immediately to your right with a timber field gate in the corner nearest to Newlands Close Using what3words free app for mobile phones use [///axed.zooms.atlas](https://www.what3words.com/axed.zooms.atlas)

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## **VIEWING**

**By appointment through  
Phillips Smith & Dunn,  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204**





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