



Directions

Grid Ref SS 504/355 From Barnstaple take the A361 road west towards Braunton. Follow the road for about 999 miles until the roundabout at Chivenor garage. Here take the 2nd exit as to Braunton. At the next roundabout, a few hundred yards, careful take the 3rd exit as though back to Barnstaple. Almost immediately indicate left and within a hundred yards or so take the left turn and proceed, literally, to the top of Heanton Hill. At the top of the hill take the right turn and proceed for a couple of hundred yards and the first left turn. Proceed around the corner and there turn left into Eastacombe Rise when the land will be on your left with gate to the left.

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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or email barnstaple@phillipsland.com

1.25 Acres Potential Development Land

Land at Eastacombe Rise, Heanton Punchardon, Braunton, Devon, EX31 4DQ

Offers In Excess Of

£150,000

- About 1.25 Acres
- Potential Long Term Development Potential
- Date To Be Announced
- Level Land
- Road Frontage/Gated Access
- Village Setting
- Tenders, Unless Sold



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Using what3words
 ///sands.screening.seeing

Overview

About 1.25 acres of level land with long term development potential, set in this pretty tranquil village around the ancient parish church overlooking the River Taw valley and with a core of stone and other period houses with more modern development to its edges.

The village is less than a mile from the A361 road that runs from Barnstaple through to Braunton and then on to the coastline at Saunton, with his golf course, Croyde, Putsborough and Woolacombe.

The village of Braunton, believed to be one of the largest villages in the country provides a wide variety of local amenities including senior and junior schooling, surgery, bowling club, supermarkets and a wide variety of restaurants, coffee shops, pubs.

Barnstaple, the administrative centre for North Devon is within 5 miles to the east and provides a wider range of facilities, both business and leisure, and also direct access onto the A361, North Devon Link road together with a sprinter train service to the cathedral city of Exeter.

The immediate area has plenty of rural footpaths and at Chivenor access to the largely traffic free cycle path/footpath known as the Tarka trail that runs around the River Taw and Torridge estuaries connecting Braunton with Barnstaple and on to Instow, Bideford and beyond.

Services

Main water and elctric close by

Council Tax

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours
 Michael Challacombe 07970
 445204



Planning, Overage & Tenders

PLANNING has been applied for on this site on a number of occasions over the years and all refused.

The last application was made in 2022 to North Devon Council under application number 74661 and refused on the 2nd March 2022.

A subsequent appeal was lodged and refused/dismissed.

OVERAGE CLAUSE. An overage clause will be included in the sale contract to the effect that if a future owner achieves planning to develop the land, over the next 30 years, then the current seller will be entitled to recieve 33% of the uplift in value from its current sale price to the value with planning approved.

TENDERS. The highest or any not necessarily accepted by a date to be confirmed.