



Directions

SS 594/314 Leaving Barnstaple on the A361, North Devon Link Rd as though towards South Molton and Tiverton proceed for a mile to the first roundabout (new) and there take the second exit into Landkey/Swimbridge. Crest the first hill and drop down into the village and there to the left is the entrance to Barley Corn Fields. The site is almost directly opposite through the double timber gates with Herras fencing and next to the entrance to a property Rosemont. The entrance for actual development is to the rear of St Keyes Close. Using what3words free app for mobile phones enter the words ///tentacles.unloads.glimmers

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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Site for Detached 3 Houses

Development Site, Blakeshill Road, Landkey, Barnstaple, EX32 0JT

Offers In Excess Of

£300,000

- Development Site
- Potentially 3 Detached Houses
- Each About 125 Sq m. with garage
- 0.12 Ha Site
- Close to Village Centre



Overview

A rare opportunity to acquire a development site for 3 or possibly 4 houses on a 0.12 ha plot close to the heart of this popular rural village of Landkey.

A previous consent, number 65275, from 2018 for 3 houses, has possibly expired, but we hold a recent pre-planning application from August 2024, that gives a positive response, assuming a new application takes the form of the previous planning consent 65275, as above. An earlier consent 62234 from May 2017 gave consent for 4 smaller houses but this has expired.

Landkey is a popular village,with village school, church, public house, village store amd its noted Mazzard Green and set just to the east of Barnstaple and south of the main A361 North Devon Link road as it leaves the town heading east towards South Molton, Tiverton and onto the M5 motorway at junction 27, where there is also the Parkway railway station, from where journey time to London/Paddington are approximately two hours.

Barnstaple, the administrative centre for North Devon is about 3 miles away and offers a comprehensive range of both business and leisure facilities, including live theatre, a variety of pubs, inns and restaurants, cinema, recently open leisure centre and tennis courts together with out-of-town shopping centres with local and national outlets.

From Barnstaple, the North Devon coastline south of the River Taw at Instow or north of the River Taw at Saunton Sands, Croyde Bay, Putsborough and Woolacombe are within 5 to 10 miles.

Services

All 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/Tenders

PLANNING - CURRENT - AUGUST 2024, a positlve pre application based around the earlier application number 65275 is in hand and copies are available from the selling agents.

PLANNING - NUMBER 65725 from 2018 was approved for 3 new houses of about 125 sq metres each with access from St Keyes Close to the west of the site.

PLANNING - NUMBER 62234 from May 2017 was approved for 4 smaller houses and has expired.

