



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](https://www.what3words.com/)

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

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

Offers In The Region Of

£300,000



Overview

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

THE SITE HAS CONSENT FOR 3 NEW HOUSES WITH GARAGES ABOUT 125 SQ M EACH IN TOTAL. This is now accepted as being extant by the local planning authority.

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 - 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. THIS NOW HAS AN PREE APP TO PROVE IT IS EXTANT AS WORK HAD BEGUN

