



Directions

Grid SS 568/305 At the roundabout on the A361 North Devon Link Road, at the junction with the A377 Crediton/Exeter road take the road south and immediately enter Bishops Tawton. Proceed through the village and as you drop down the hill there are Alms Houses to your left and just below the village primary school. Take the left turn after the row of stone cottages to the left into Sanders Lane. Proceed up the hill pass the left tun into Mount Pleasant. To your right are then 2 bungalows. The entrance to the land is situated immediately beyond the two bungalows and to the right. Using what3words free app for mobile phones use the words ///hosts.prom.scarcelly

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About 2.79 Acres with Stabling

Land at Whitemoor Hill, Bishops Tawton, Barnstaple, EX32 OHY

- Edge of Popular Village
- Southerly Aspect
- Lovely Views to Codden Hill & beyond
- Hardened Yard Area
- Various Stables/Loose Boxes
- Possible Development Potential, stp
- In 2016 Shlaa

Offers In Excess Of

£125,000



Overview

A most attractive, south sloping roadside field of about 2.79 acres with various stables/loose boxes, and with the possibility of some development potential, subject to planning. There have recently been 3 houses built across the lane.

The field is set to the edge of the very popular village of Bishops Tawton, itself overlooking the River Taw Valley and centred around its ancient parish church with a variety of traditional and modern housing, busy village Inn and village primary school.

Barnstaple, the ancient borough and administrative centre for North Devon with a wide variety of business and leisure facilities is situated just 2 miles to the north where there is a railway station on the sprinter train line that runs south to the cathedral city of Exeter.

Residential planning potential (subject to planning).

The Local Development Plan (for the purposes of assessing planning applications) comprises of the North Devon and Torridge Local Plan, adopted 29.10.18. A review of the Local Plan is outstanding, since October 2023. The settlement of Bishop's Tawton has been identified in the adopted 2018 Local Plan as a sustainable settlement, allocated 36 additional dwellings. The site is within the parish of Bishop's Tawton. No Neighbourhood Plan has been made, with no application to the District Council publicised to be designated.

The western part of the site, comprising of stables, hard surfaced yard and vehicular access, have the potential to comprise of 'previously developed land', according to central governments' planning guidance.

The whole site benefits from an assessment in the North Devon District Council 2016 SHLAA (Strategic Housing Land Availability Assessment) indicating that the site could provide possible residential development, of up to 16 additional dwellings (site reference SHA/BTA/391). The report can be provided upon request ,from Phillips Smith & Dunn or sourced independently from the North Devon District Council website.

https://consult.torridge.gov.uk/portal/planning/localplan/examination/#copy_3931816_ID_40603

Services

None on site

Council Tax band

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

