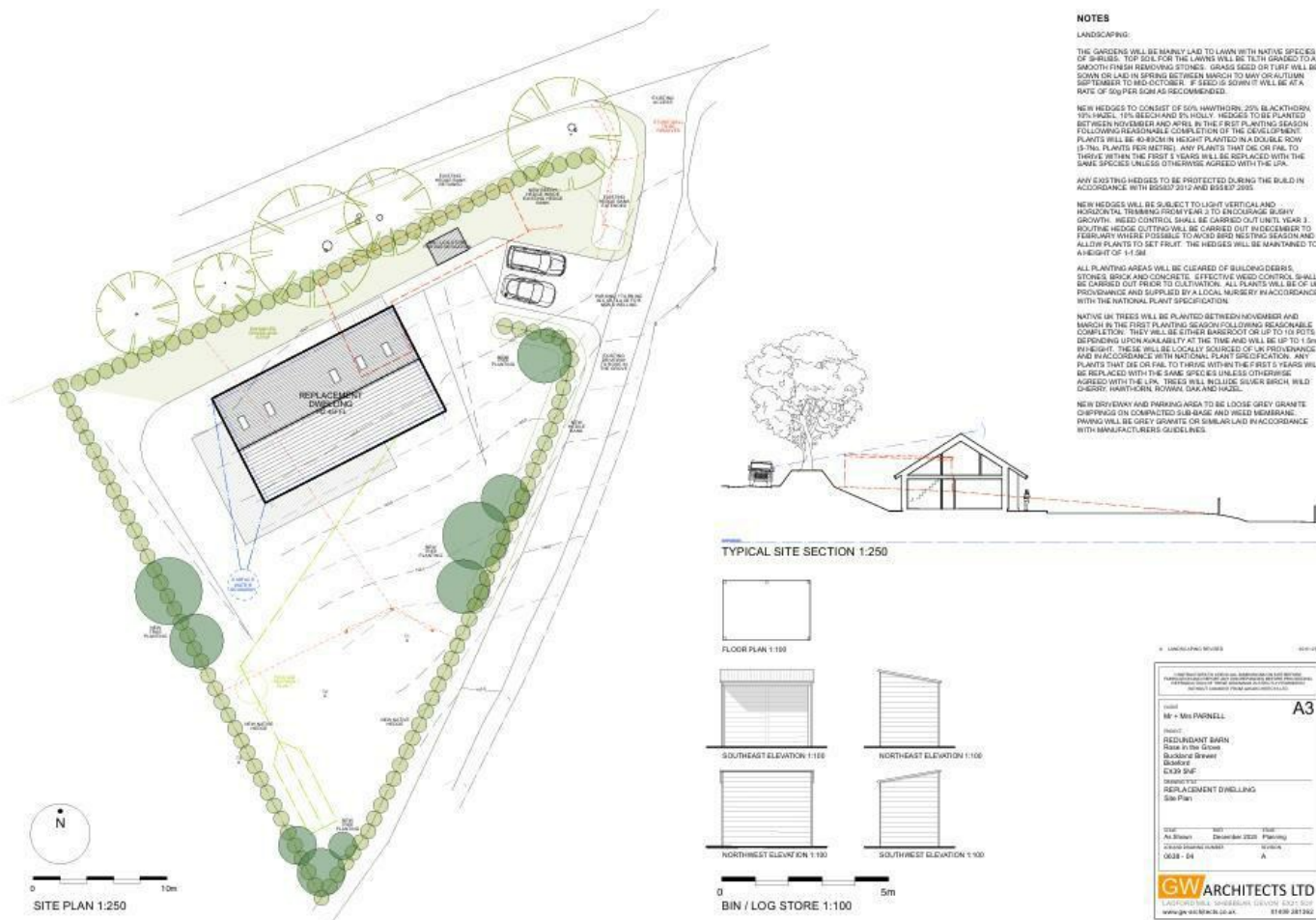




## A Building Plot With Full Planning Permission For A Three-Bedroom Home In A Quiet, Countryside Location <sup>Guide Price</sup>

Buckland Brewer, Bideford, Devon  
EX39 5NF

**£185,000**

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for your property.

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.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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Our company registration number is 04753854 and we are registered in England and Wales.



The building plot is situated in a charming area of North Devon, surrounded by rolling countryside - covering the villages of Buckland Brewer, Parkham, Woolsery and Langtree, offering the perfect blend of rural peace and practical convenience. All four villages feature strong communities, have well regarded primary schools and excellent pubs. Buckland Brewer also boasts a community shop whilst Woolsery has a larger village store and post office.

The nearby towns of Torrington (6.5 miles), Bideford (9 miles) and Holsworthy (12 miles) provide a wider range of facilities including supermarkets, independent shops, schooling for all ages, leisure pursuits and cultural attractions. Westward Hol, a very popular North Devon coastal village, with its golden sandy Blue Flag beach which adjoins the pebble ridge, and the Royal North Devon Golf Club is just 10 miles away. The regional centre of Barnstaple is approximately 19 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network (Junction 27).

Located midway between Exmoor and Dartmoor and close to the coast, the area offers outdoor enthusiasts a wide range of beautiful walks, surfing opportunities, and many other activities. Whether you're seeking a relaxed or active lifestyle, this area has something for everyone.

## Services

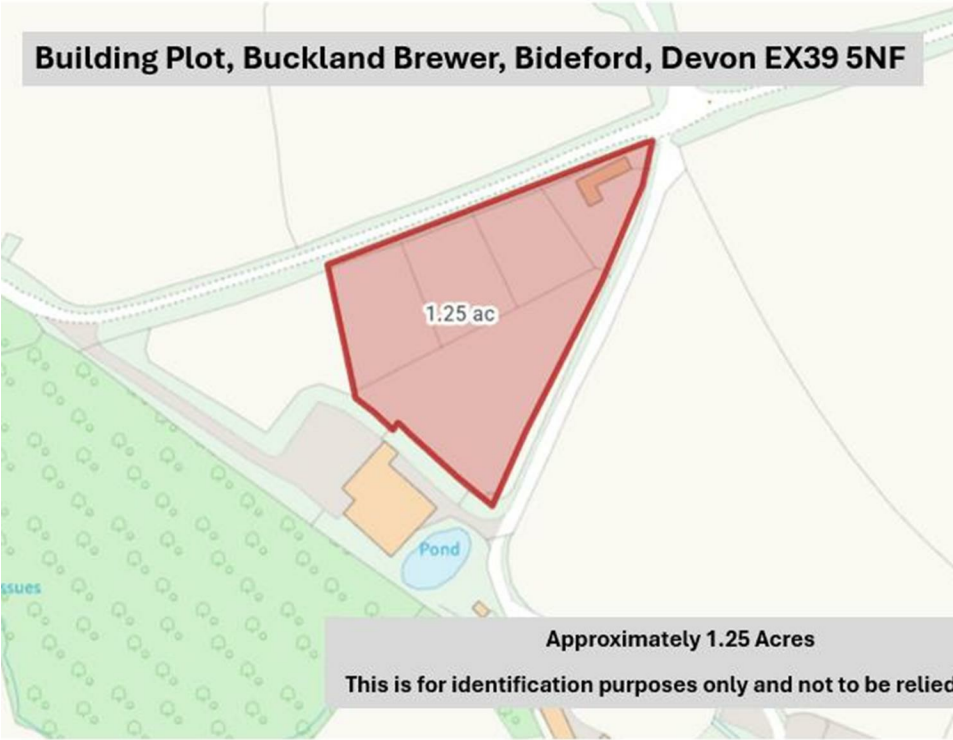
We understand that mains water and electricity are available for connection nearby. Private drainage will need to be installed.

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



A fantastic opportunity to obtain a building plot with full planning consent for a modern pole barn to be demolished to make way for an excellent three-bedroom home, set on 1.25 acres, offering far-reaching countryside views and private parking.

Planning consent was granted by Torridge District Council under application number 1/1049/2024/FUL with a decision dated 4th February 2025. Full details can be found on the Torridge District Council planning portal.

This exciting project provides an opportunity for the successful purchaser to construct a dwelling to their own exacting finishes, with the finished property providing a superb high quality country residence, in a delightful and accessible rural setting.

