



**LAND OFF BACK LANE THE SQUARE, CHITTLEHAMPTON  
UMBERLEIGH , EX37 9QW**

Chequers Estate Agents are delighted to present an exceptional opportunity to acquire a plot of land with full planning permission to build your dream four-bedroom home, nestled in the highly sought-after and picturesque village of Chittlehampton.

This unique self-build opportunity offers the chance to create a bespoke residence in a peaceful and elevated position, with stunning views over the surrounding North Devon countryside. Located within a charming and vibrant village community, the site provides the perfect setting for a spacious and stylish family home.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

**Smart Move**

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**£145,000**



- AN EXCEPTIONAL OPPORTUNITY
- PLANNING CONSENT GRANTED
- CHARMING VILLAGE LOCATION
- WONDERFUL VIEWS
- FOUR BEDROOMS
- CAR PORT
- SITE FOR NEW HOME
- EASY REACH TO AMENITIES AND FACILITIES
- APPLICATION NUMBER - 79593





The land is situated in the highly desirable and bustling village of Chittlehampton, which offers a strong sense of community along with a range of local amenities, including a village store, church, and the ever-popular Bell Inn—a charming public house featuring a wonderful south-facing garden that is enjoyed by many.

Conveniently located, the site lies approximately three miles from the market town of South Molton and around ten miles from the larger regional centre of Barnstaple.

South Molton provides a variety of everyday amenities, including shops, supermarkets, and schools, while Barnstaple offers a more extensive retail and commercial offering, with high street favourites, a wide range of independent stores, a historic Pannier Market, and a well-established theatre.

The area is well-served by both state and private education options, including the highly regarded West Buckland School.

For those who enjoy the outdoors, the rugged North Devon coastline, much of which is managed by The National Trust, offers exceptional walking opportunities along the South West Coast Path. The nearby coastal resorts of Woolacombe, Putsborough, Croyde, and Saunton Sands are all within easy reach and are renowned for their stunning beaches and excellent surfing conditions.

The scenic Exmoor National Park is also nearby, offering beautiful countryside and a wide range of walking, riding, and wildlife-watching opportunities.

Sports enthusiasts will appreciate the area's facilities, which include the historic Royal North Devon Golf Club at Bideford, two championship golf courses at Saunton, and the 200-year-old North Devon Cricket Club at Instow.

Further afield, the cathedral city of Exeter, approximately 32 miles away, is a vibrant cultural and educational hub. It offers a wealth of attractions including theatres, museums, shopping (with retailers such as John Lewis and Waitrose), and an array of restaurants. Exeter University is also ranked among the best in the country.

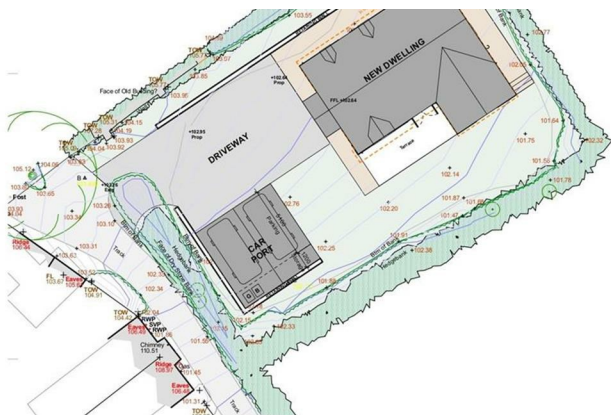
Transport links are excellent. The land is well-positioned for access to the North Devon Link Road (A361), offering a direct connection to the M5 motorway and Tiverton Parkway, which provides rail services to London Paddington in just over two hours. Exeter Airport also offers a broad selection of both domestic and international flights.

**An Exceptional Self-Build Opportunity in the Heart of North Devon**

Planning consent has been granted by North Devon Council for the construction of a beautifully designed four-bedroom family home in the highly sought-after village of Chittlehampton. This architect-designed home includes spacious accommodation with four bedrooms, including a principal ensuite, and offers an ideal opportunity for someone looking to build their dream home in a wonderful elevated position.

The plans also include permission for a car port, all while still allowing for ample outside space to create a beautifully landscaped garden. Set within its own generous plot, the site enjoys a peaceful and private setting with far-reaching views across the rolling North Devon countryside and the charming village of Chittlehampton below.

This truly is a rare and exciting chance to create a bespoke home in one of the area's most picturesque and desirable rural locations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND**



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