



Land at Greenways

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West Down, Ilfracombe, Devon, EX34 8NH

Braunton 5.2 miles, Woolacombe 4.6 miles, Ilfracombe 3.4 miles, Barnstaple 10.9 miles

Building plot with fantastic views on the borders of a favoured North Devon Village

- Popular Village Location
- Excellent Views
- Approximately 0.33 of an acre
- Plot for 4-5 bed Bungalow/Split level property
- Mains Services Close By
- Freehold

Offers In Excess Of £250,000

SITUATION

West Down is a particularly sought-after village because it retains good local amenities but is also within a 10 minute drive from Woolacombe beach, the village of Braunton and the coastal town of Ilfracombe. The centre of the village is within easy walking distance and offers village community shop popular local pub, parish church and well renowned primary school. A little further afield are the award winning surfing beaches Croyde, Saunton (also with Championship Golf Course) and Putsborough, which form part of the North Devon Surfing Reserve. Barnstaple, North Devon's Regional Centre, is less than half an hour by car and offers the area's main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road, leading through in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park can also be reached in less than half an hour.



DESCRIPTION

Conveniently set a good distance back from the lane, the plot measures approximately 0.33 of an acre (marked in red on the Promap) and has previously had permission for a 4/5 bed house granted 1 July 2020 (North Devon Planning Reference 71533).

VIEWINGS

Viewings are strictly by prior appointment only with Stags (01271 322 833 / barnstaple@stags.co.uk).

SERVICES

We understand mains water, gas and electricity are nearby.

AGENTS NOTE

The vendors intended to re-apply for planning permission for a slightly less imposing building than the one which is currently approved. They have since decided not pursue the revision and allow a future buyer to submit their own planning application but to be more in keeping the height of the neighbouring property. This is likely to be a 4 bed bungalow or split level property.

Please contact the Stags Barnstaple office for further details.

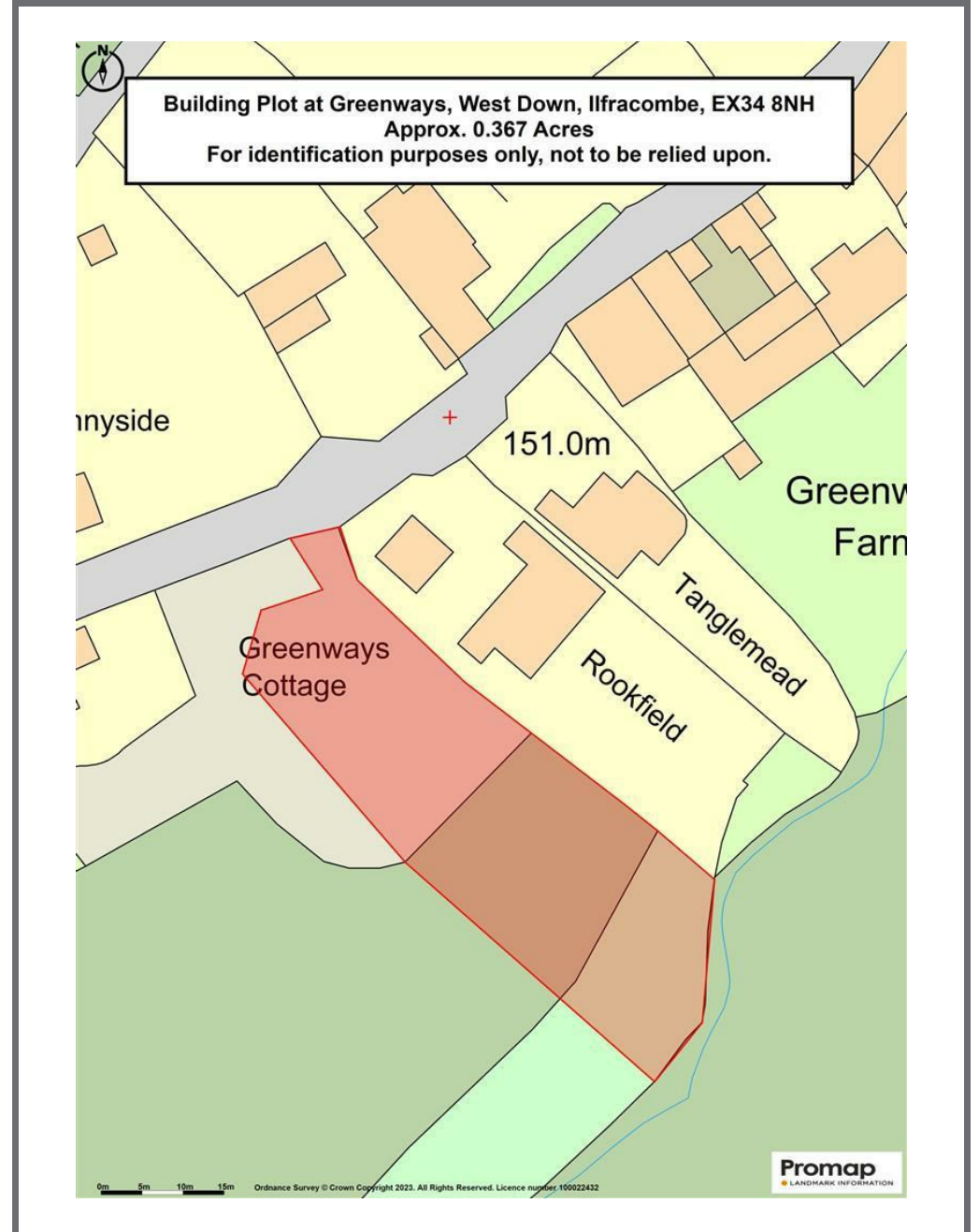
DIRECTIONS

From Braunton head north on the A361 towards Ilfracombe. Continue through the village of Knowle past the Dog rescue centre on your left and after the former Fox Hunters Inn bear right signed West Down. As you approach the village, at the next junction, turn right passing the village stores on your right, keep the church to your left then, take the next right on to Rock Hill. Continue for approximately 150 meters and you will find plot entrance on the left hand side.

What3words ///drape.rotations.starred



These particulars are a guide only and should not be relied upon for any purpose.



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

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