



3 Building Plots Adj. Park Farmhouse





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Lower Park Road, Braunton, Devon, EX33 2LQ

Within healthy walking distance of the village centre. Open countryside close by.

**A building site of approx. 0.38 acres with consent for three 3/4 detached open market houses in sought after lane on the fringe of this favoured village.**

- Consent for 3 two storey houses
- Study/Snug/Bed 4., Utility, Cloak
- Parking for 2 each, Gardens.
- Open countryside close by.
- A rare opportunity.
- Ground Floor; Hall, Open Plan Living room
- First Floor; 3 Bedrooms, 2 Bathrooms
- Views over large scenic pond & beyond.
- Highly desirable location.
- Freehold

Guide Price £600,000

### SITUATION & AMENITIES

On the semi-rural outskirts of the village, enjoying fine views over open countryside and towards Heanton Church. At the same time the property is within a healthy walking distance of Braunton Village, offering a good range of shopping facilities and amenities, providing for day to day needs as well as a Tesco supermarket and both primary and secondary schools. The village is also ideally placed for easy access to the sandy surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, which are approximately five miles to the west. Barnstaple, the regional centre of North Devon, is approximately six miles to the south east and houses the area's main business, commercial, leisure and shopping venues, the town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. Other notable facilities include the Pannier Market, live theatre and North Devon District Hospital. Exmoor is within easy reach to the north east and there is access at Barnstaple to the North Devon Link Road, leading through to Junction 27 of the M5, whilst Barnstaple railhead supplies a link to the National Railway system as well as to Exeter. London Paddington can be reached via Tiverton Parkway in just over 2 hours.





**DESCRIPTION & PLANNING PERMISSION**

This freehold site has consent to build three detached, two storey properties. Plots 1 and 2 will initially share an access which then leads to private parking and gardens. Plot 3 has an entirely private access. The proposed layout of all is, on the ground floor; Entrance Hall, Cloakroom, Kitchen/Dining Room/Living Room, Study/Snug/Bedroom 4 and Utility Room. The first floor; Three Bedrooms, one with En-Suite and Family Bathroom. Each property will have two parking spaces and gardens. The plots back onto a scenic pond and from the first floor it is envisaged that there may be far reaching views towards Braunton Burrows.

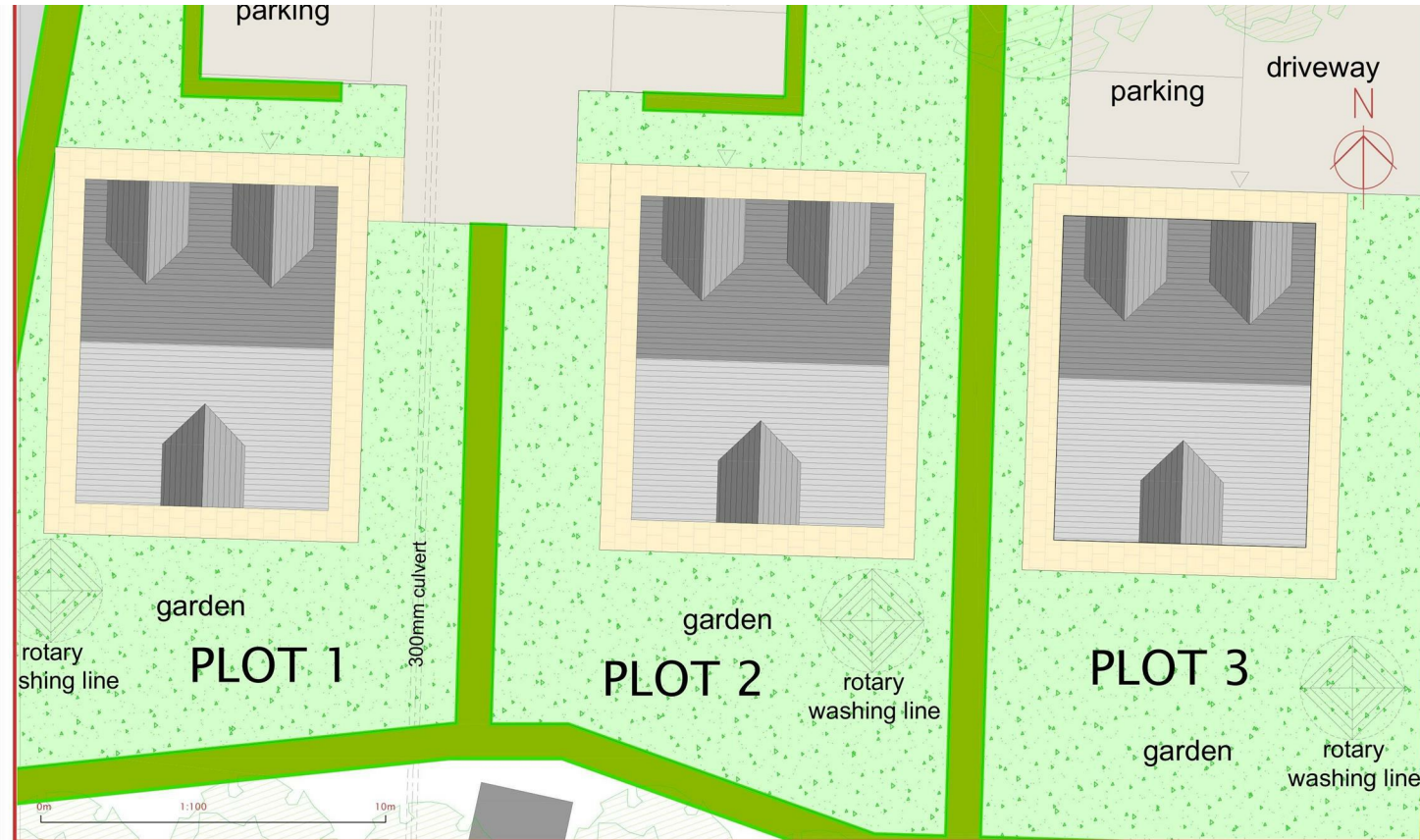
- Plot 1 covers an area of 383 sqm. The dwelling 103 sqm. The front garden is 77 sqm. The rear garden 160 sqm.
- Plot 2 covers an area of 382 sqm. The dwelling 103 sqm. The front garden 86 sqm. The rear garden 151 sqm.
- Plot 3 covers an area of 365 sqm. The dwelling 103 sqm. The front gardens is 18 sqm. The rear garden 146 sqm.

Planning permission was originally granted by North Devon Council under planning reference 73904, with a subsequent reserved matters application reference 77031, decided on 13th December 2023. The later application states 'The development hereby permitted shall be begun before the expiration of 12 months from the date of the approval of the last of the reserved matters to be approved". All up to date supporting documentation can be viewed on the North Devon Planning website by entering the planning references mentioned above. The CGI's, floorplans and location plans provided within these particulars are merely meant as a guide and may be subject to change, they should not be relied upon in any shape or form.

**DIRECTIONS**

On leaving the traffic lights at the centre of the village, proceed in the direction of Barnstaple and then turn immediately left into Heanton Street. At the end of Heanton Street bear left and within a short distance of the minor roundabout, bear right into Lower Park Road. Continue for approximately half a mile where the entrance to the site will be found on the right-hand side before reaching open countryside.

Alternatively, leaving Barnstaple through Pilton and Bradford, climb the hill towards Prieford and bear first left, signed Ashford and Heanton, follow this lane through open countryside to Braunton and the site will be found on the left-hand side as you leave open countryside into the more built up area.



Client: Mr & Mrs H. McDowell Project: Construction of three dwellings Title: Roof Plans Dwg No. P05  
 Address: Land at Park Farmhouse, Lower Park Road, Braunton, Devon Grid Ref: SS 4996 3636 Dwg Status: Planning Rev. P 4  
 Post Code: EX33 2LQ

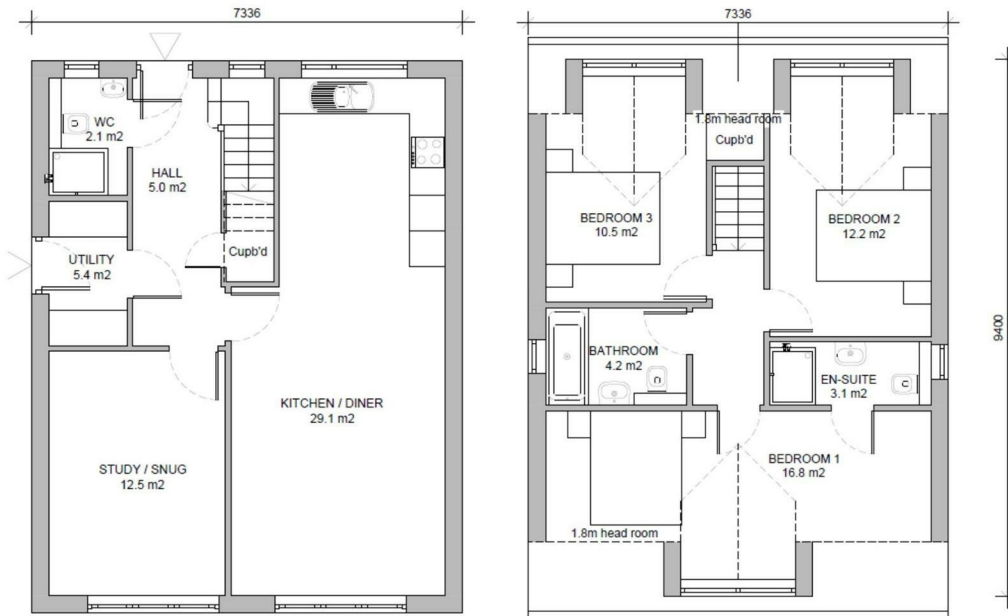
PLOTS 1 & 3 ELEVATION DRAWINGS



PLOT 2 ELEVATION DRAWINGS



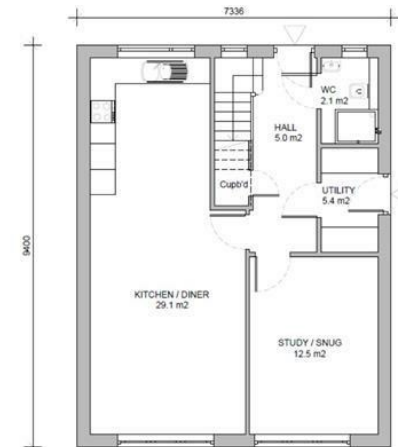
### PLOT 2 FLOORPLAN



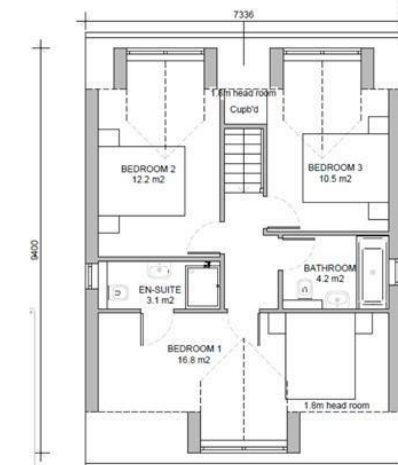
GROUND FLOOR PLAN

FIRST FLOOR PLAN

### PLOTS 1 & 3 FLOORPLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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