



Garden Building Plot, Adjoining Bloomfield House





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Hills View, Braunton, Devon EX33 2LA

Within walking distance of the village centre, park and countryside. Saunton beach/golf courses a short car journey.

A level garden building plot with outline consent for an individual two storey detached house, in a quiet & sought after residential location, within walking distance of village amenities

- Build your own 'Grand Design'.
- Two storey individual house.
- 2 baths, 3 receptions, kitchen/diner.
- Estuary views likely from 1st floor.
- Freehold
- Plot with outline pp for detached dwelling.
- Proposed design shows 4 bedrooms.
- Parking for 2 cars. 0.12 acre plot.
- Principal residence use only.

## Guide Price £350,000

### SITUATION & AMENITIES

The Plot is set on high ground and from the first floor is likely to enjoy far reaching views, across Braunton to Braunton Burrows and with glimpses on the estuary and sea in the distance. At the same time, the property is quietly situated off a popular residential road, within easy walking distance of Braunton village. Braunton is considered to be one of the largest villages in England and offers 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 safe, 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, 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 off the high street favourites, as well as a diverse selection of local stores. Other notable facilities include the Pannier Market, Live Theatre and District Hospital. From Barnstaple the North Devon Link Road (A361), leads on in around 45 minutes or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter. Exmoor National Park is less than half an hour by car. There are renowned private schools within the area also.





## DESCRIPTION

This level garden plot, covers approximately 486sqm. Outline planning permission was granted on 10/6/24 under planning reference 78201, by North Devon District Council, for in individual detached, two storey residential property. The footprint is 92sqm and therefore the two-storey property is likely to cover approximately 184sqm in total. On the ground floor it is envisaged that the accommodation will include; entrance hall, kitchen/dining room, snug, home office and bedroom with en-suite. On the first floor; landing, main reception room (to enjoy the best of the views), three further bedrooms and two bathrooms. Externally there is parking provided for two vehicles and a remaining area to be landscaped as garden, including a terrace. The initial access from Hills View is shared with the original property, Bloomfield, but then there is a private turning into the plot, which is well away from Bloomfield itself. It should be noted that the planning permission is subject to a Section 106 Agreement, which basically means that the occupation of the new dwelling will be limited to those wanting to use it as a principal residence and therefore cannot be utilised as a second home or holiday let etc. All of the relevant planning documentation etc can be viewed on North Devon District Council Planning Website, quoting the planning reference mentioned above for access. The proposed floorplans and elevations, provided within these particulars are for identification purposes only, not to scale and should not be relied upon.

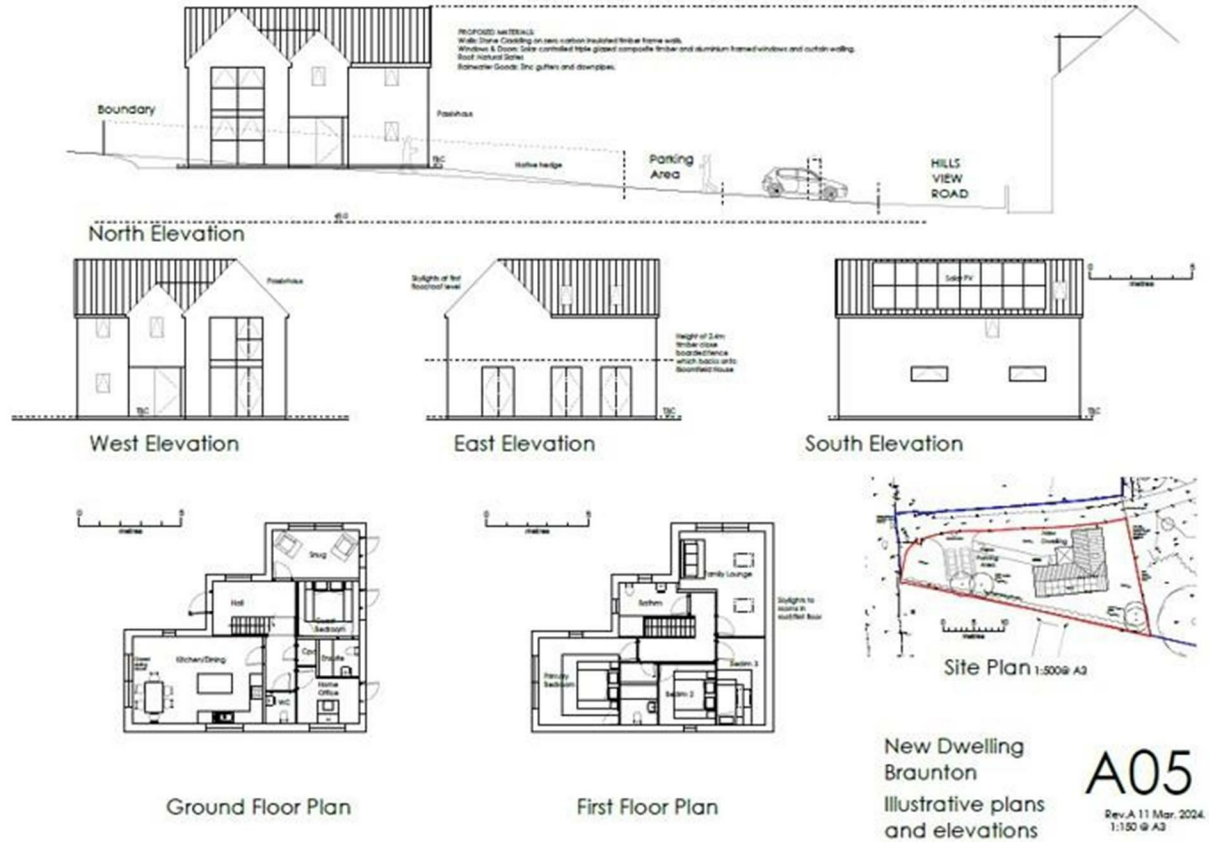
## SERVICES

All mains services are understood to be available nearby.

## DIRECTIONS

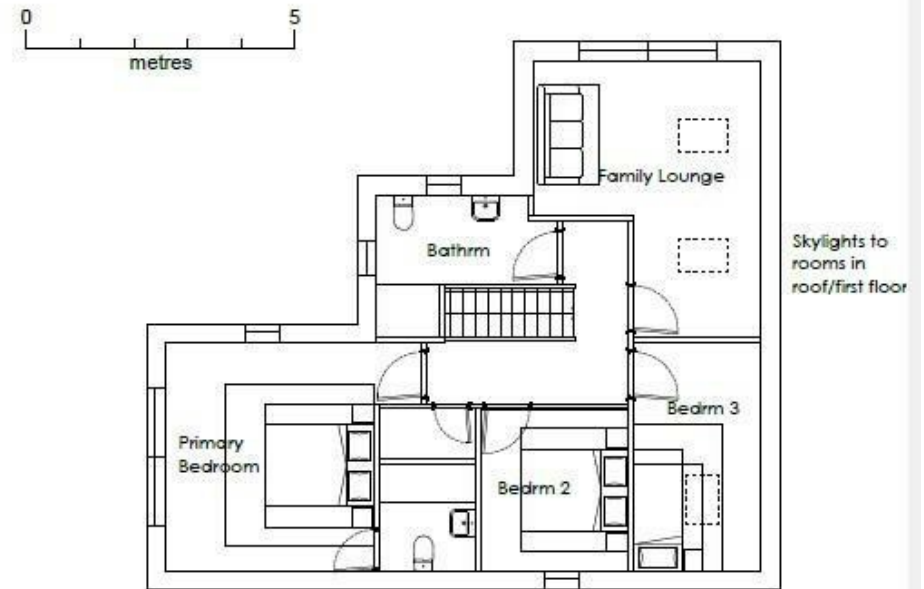
Entering Braunton from Barnstaple, at the centre of the village at the first set of traffic lights, bear right into Heanton Street. At the end of Heanton Street, bear left and at the roundabout proceed straight over into Hills View. Continue along Hills Views for several hundred yards and the site will be found on the right-hand side, to the right of the access to Bloomfield House.

WHAT3WORDS///snippet.playback.match





Ground Floor Plan



First Floor Plan

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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