



Building plot off Landkey Road





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Landkey, Barnstaple, Devon EX32 0HG

Local amenities, bus services, golf course and Barnstaple centre within healthy walking distance.

## A single building plot with planning permission for a detached house

- Single Building Plot with planning permission
- A Rare Opportunity & Sought After Location
- Planning Ref: 73367
- TBC of an Acre
- Close to amenities
- Services on site
- Property Size 170 SQ M / 1829 SQ FT
- Freehold

Offers In Excess Of £250,000

### SITUATION AND AMENITIES

Approached by a long shared no through private drive on the outskirts of Barnstaple within walking distance of bus services, the local golf course at Portmore, local amenities at Newport and one of Barnstaple's, secondary schools, also about 2 miles from the town centre. As the Regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. Close by there is access to the A361 North Devon Link Road which leads on, in about 45 minutes or so, to Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.





## DESCRIPTION

A fantastic opportunity for development, making it a perfect investment for those looking to create something truly special.

Imagine building your own bespoke property in this sought-after area. With planning permission, you could bring your vision to life and create a space that perfectly suits your needs. The vibrant town of Barnstaple offers a wonderful quality of life, with its bustling market, quaint shops, and stunning countryside all within easy reach.

Don't miss out on this incredible opportunity to own a piece of land in Barnstaple. Whether you're a developer looking for your next project or an individual wanting to build your dream home. Contact us today to find out more and start turning your property dreams into reality.

## SERVICES

We understand mains water, mains drainage connect, electricity and fibre broadband are on site.

## DIRECTIONS

Leaving Barnstaple from Newport on the Landkey Road proceed for about half a mile, cross over the Link Road and continue for about 500 yards where the access land to the plot will be found on the left hand side with a for sale board clearly visible. Proceed to the end of the private lane where there is gated access to access the site which is beyond the new build (Westgate House).

WHAT3WORDS///wonderful.loaders.letter

## AGENTS NOTE

Some images in this brochure are computer generated. The landscaping and other aspects may differ.

## PLANNING AND LOCAL AUTHORITY

North Devon Council: Lynton House, Commercial Road, Barnstaple, EX31 1DG. 01271 388288.

## METHOD OF SALE

The plot is being offered for sale by Private Treaty.



CGI of the Property Design



Barnstaple Town Nearby



Illustration for identification purposes only. Measurements are approximate, not to scale.  
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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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