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Spreatcombe Nursery



Woolacombe 2.5 miles, Braunton 3 miles,  
Barnstaple 10 miles

A unique opportunity for a 'Grand Design' Land with planning consent to create a 4/5 bedroom dwelling on the North Devon coast, set in 5.72 acres.

- Planning Consent for Single Storey Dwelling
- Entrance Hall
- Kitchen- Dining- Living Room
- Utility Room
- 4 Bedrooms
- 3 Bathrooms
- Snug/Office
- 166 SQM / 1786 SQFT of Accommodation
- 5.72 Acres (2.31 Hectares)
- Freehold

Guide Price £550,000



#### SITUATION AND AMENITIES

The land is located in a stunning rural location on Willingcott Hill, just 2.5 miles from Woolacombe which is famous for its 2 mile sandy beach between Baggy Point and Morte Point. The village itself offers a range of shops and restaurants and is surrounded by National Trust land with a wide variety of trails and walks to enjoy.

The North Devon World Surfing Reserve covers a world-class surf zone stretching across approximately 30 km of coastline. Its high density of outstanding surf, at iconic breaks such as Croyde, Saunton, Woolacombe, and Lynmouth, caters to wave-riders of all tastes and styles.

The Reserve is the first of its kind in the UK, and only the second in Europe. It is also the first ever cold water World Surfing Reserve, with many of the best waves arriving on the North Devon shoreline in the winter season.

The villages of Georgeham, Croyde and Braunton are within 4 miles whilst the regional centre of Barnstaple is 8.5 miles to the south-east. Exmoor National Park within 11 miles. From Barnstaple the A361 (North Devon Link Road) provides a link to the M5 at Junction 27 and Tiverton Parkway station which provides rail services to London Paddington and Birmingham New Street.

#### DESCRIPTION

Consent was granted on 19/09/2023 for the demolition of a barn and outbuildings and erection of a new dwelling together with Installation of ground source heat pump and associated works following approval 77401 and creation of new entrance. All of the plans and planning documents can be viewed online on the North Devon District Council's website. Land measures approximately 5.72 Acres (2.31 Hectares).

#### METHOD OF SALE

Offered for sale by private treaty.

#### TENURE

The property is owned freehold and is registered on the Land Registry.

#### LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711. ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

#### VIEWINGS

All viewings are strictly by appointment. Please contact Stags: Tel: 01271 322833. Email: [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

#### SERVICES

Mains water, electricity, private drainage, telephone line previously connected. According to Ofcom Standard broadband and multiple mobile phone networks are available in the area.

#### DIRECTIONS

From Mullacott Cross roundabout take the turning signed to Woolacombe and Morte Point. Follow this road for approximately 1 mile at Turnpike Cross bear left signposted Willingcott Valley and proceed along this road for a further 1/3 of a mile or so. At the sharp hairpin bend take the second left hand turning onto Willingcott Hill, continue on this country lane for approximately half a mile, the entrance gate can be found on the right hand side. If you reach the neighbouring farmhouses you have gone too far.

WHAT3WORDS:///lamplight.purist.precluded







## Proposed Floorplan

Approximate Gross Internal Area  
149.0 sq m / 1604 sq ft

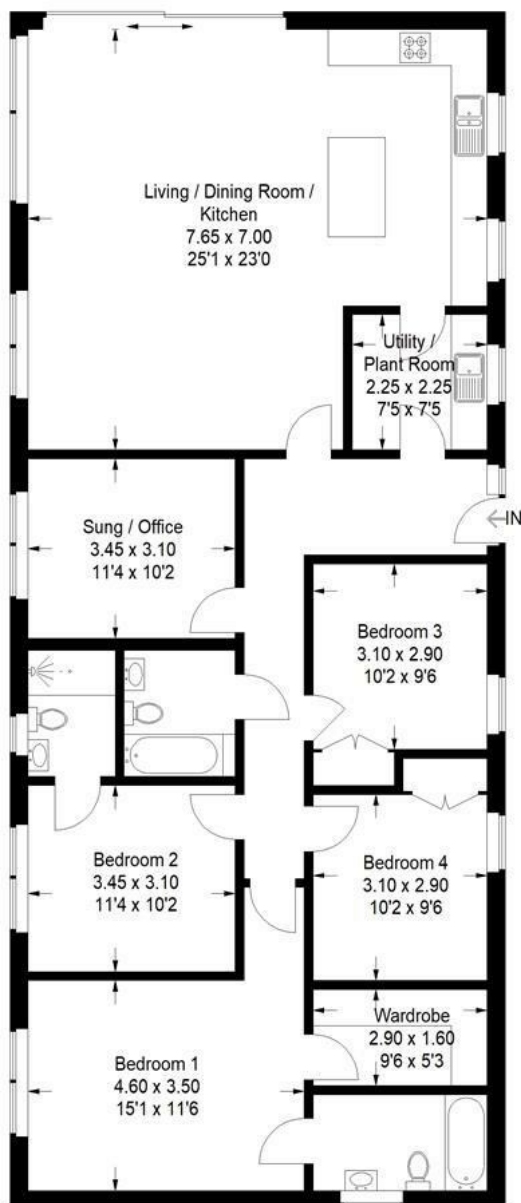


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1101255)

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.



30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

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