

Plot 1



Choice of 2 Building Plots Adj The Stable



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Off Saunton Road/Corner Moor Lane, Braunton,  
Devon, EX33 1HG

On the edge of Braunton village [Saunton side] within easy  
access of local amenities, as well as Braunton Burrows,

Available together or separately (£195,000 each if  
separated)- The choice of 2 building plots each with  
consent for a 3 bedroom detached residential property,  
on the semi rural outskirts of this sought after village.

- Unique and rare opportunity
- 3 beds, 2 reception, Garage
- Large aspect windows
- Private shared access onto Saunton Road.
- Council Tax Bands to be assessed.
- Residential Consents
- South and West facing designs
- Views out to Saunton Down
- Build your home & save Stamp Duty/VAT.
- Freehold.

## Guide Price £390,000

### SITUATION & AMENITIES

The site is set in an enviable village edge location and will be one of the closest properties, in Braunton, to Saunton Beach and Saunton Golf club in a beautiful country setting yet close to all the amenities, just 1.9 miles by car to Saunton beach and 3 miles to Croyde Beach. It's an easy walk to the village centre with some popular, pubs, cafes & coffee shops, 3/4 mile away, with a cycle path most of the way and a footpath. The plot field adjoins Moor Lane which leads to a stunning walk or cycle, 1.4 miles, to the Sandy Lane Car Park, set in the Braunton Burrows Unesco Biosphere reserve. A walk from there, through the dunes then takes you to the stunning south end of Saunton Beach. Crow Point where the head of the estuary meets the end of the beach is also easily accessible by bike using Moor Lane. The field is set in a very natural area close to the coast with fields, woodland and two SSSI nature reserves close by and an abundance of nature. Braunton has 3 primary schools and a secondary school. Braunton village itself is within 0.75 of a mile level walk / cycle. There is a wide range of amenities including shops, pubs, coffee shops, restaurants, local shops and stores. A Tesco Superstore and the family run Cawthornes Store in the village centre serves the village, as well as butcher, greengrocer, hardware store and medical centre. In the opposite direction and again just a short car journey, or healthy walk, are the fine sandy beaches at Saunton (also with championship golf course - 1.4 miles) and a little further afield, the world famous surfing beach at Croyde. Barnstaple, the regional centre is about five miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and District Hospital. At Barnstaple there is access to the A361 North Deon Link Road, which runs on in around 45 minutes or so, to Junction 27 of the M5 Motorway, where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours.



South Elevation



West Elevation



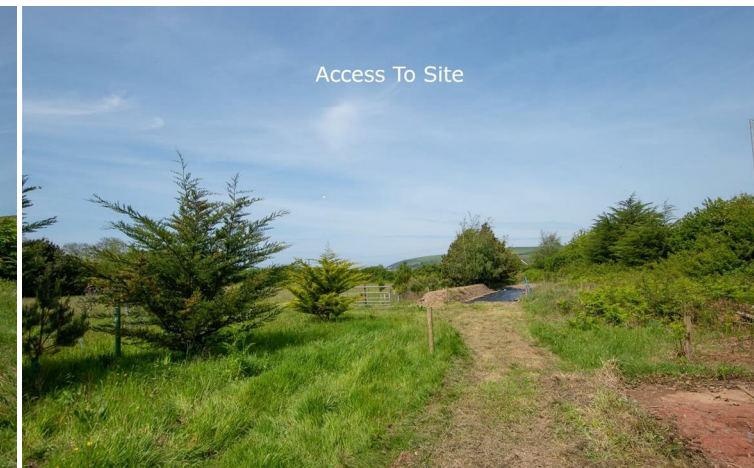
North Elevation



East Elevation



Plot 2



Access To Site

## PLOT 1

Plot area to be sold approximately just over 500sqm.

The design is focused to the South and West with large modern aspect windows creating a sunny and bright property and take advantage of the views to Saunton Down.

PLOT 2

## SPECIAL NOTE

Final site boundaries and areas will be provided by the mapping company.

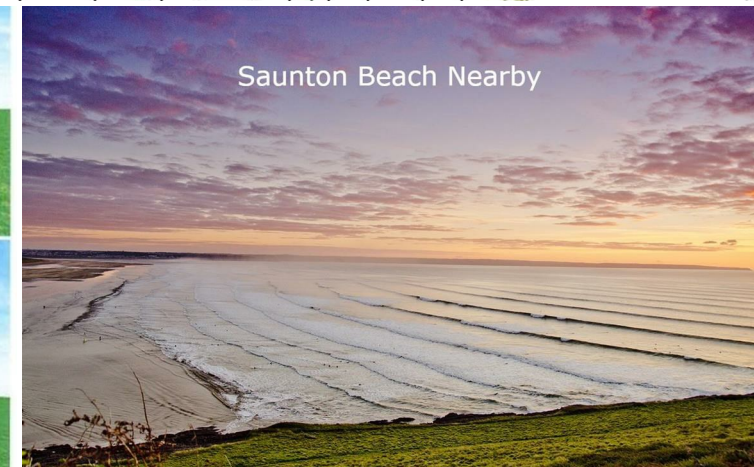
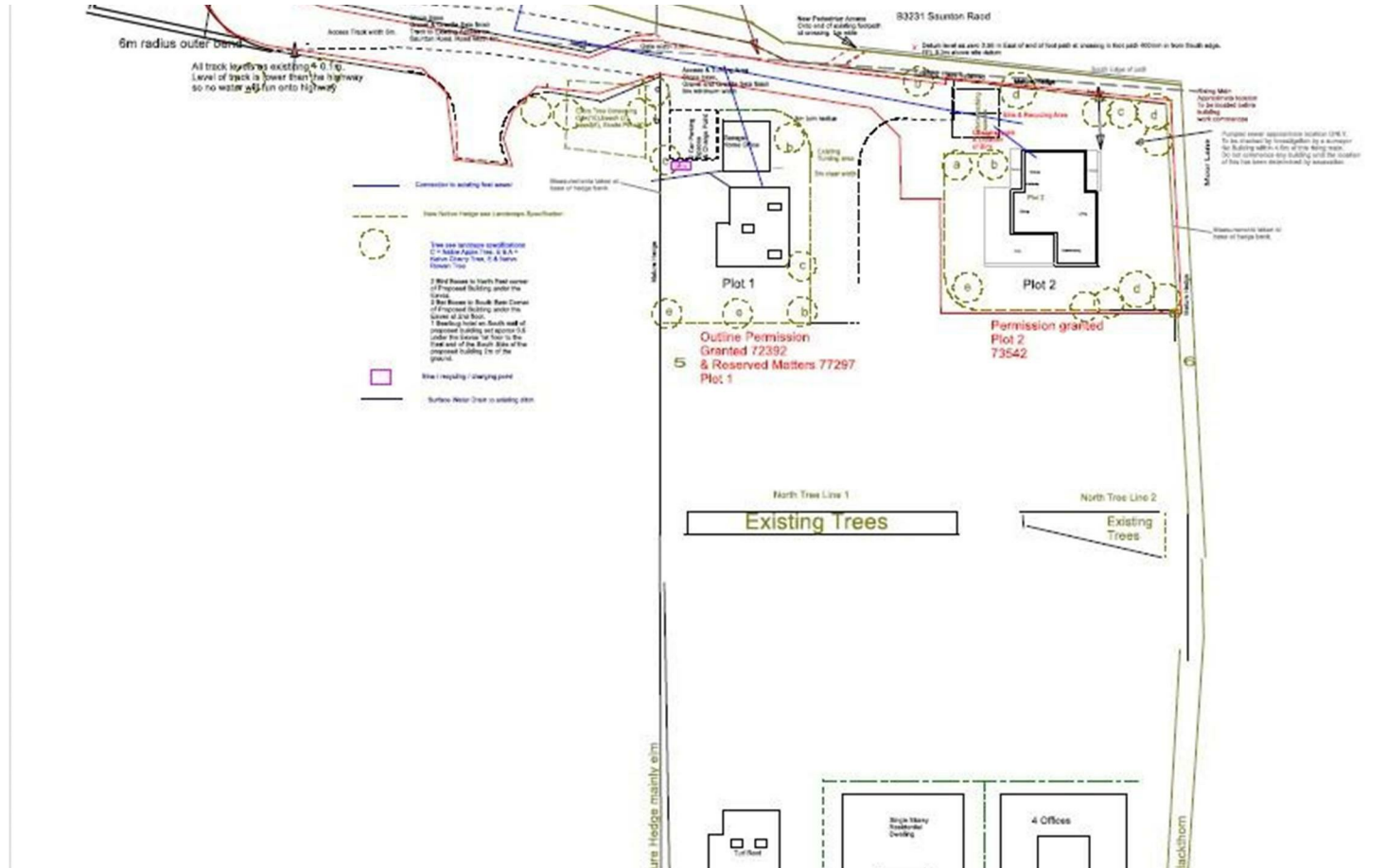
Any potential purchaser should satisfy themselves that the planning permission and site are suitable for their needs and seek the advice of a suitably qualified consultant before proceeding. Plans should be obtained only from North Devon website under the relevant application numbers.

Mains drainage, water, electricity, phone connections are all close by. In most cases in the adjoining field. Buyers to liaise with relevant utility providers for connections.

Existing private access onto Saunton Road. This will be a shared access and the buyers will be responsible for a share of the cost of connecting this to the plots and forming the visibility splay and a share of the ongoing maintenance. There will be a Management Company set up to deal with any communal matters and an appropriate service charge will be calculated in due course.

Leaving Braunton on the Saunton road, after around ¾ mile, the site will be found on the left-hand side, immediately after Moor Lane and virtually opposite West Meadow Road on the left.

WHAT3WORDS///ivory.panther.ultra





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.

### Plot 1 Proposed Floorplan

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085112)

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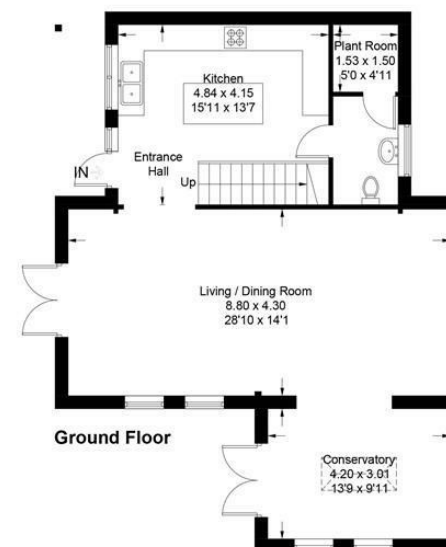
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### Plot 2 Proposed Floorplan

Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft



First Floor



Ground Floor

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