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# Building Plot adj. Longpiece Cottages



Barnstaple 10 minutes. Saunton beach/golf club, 20 minutes. Exmoor 20 minutes.

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**A 1.25 acre building plot with consent to build a new 2 bedroom detached bungalow, in a favoured semi rural location close to Barnstaple & the Coast.**

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- An unusual opportunity
- Single building plot
- Consent for detached bungalow
- Hall, Open plan Living/Kitchen
- 2 Bedrooms, Bathroom, Utility
- Ample parking provision
- Adjoining paddock
- Off a quiet country lane
- Unrestricted residential use
- Freehold

**Guide Price £250,000**



### SITUATION & AMENITIES

Set back off a country lane in lovely semi-rural surroundings, about 2 ½ miles from Barnstaple. As the regional centre, Barnstaple is located on the banks of the Rivers Taw and Yeo and houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. From Barnstaple the North Devon Link Road leads through to Jct.27 of the M5 Motorway is about 45 minutes, and where Tiverton Parkway offers fast service trains to London Paddington in just over 2 hours. Barnstaple station provides a link to the National railway system. The North Devon coast is within easy reach through the lanes, and the sandy world-renowned surfing beaches at Saunton (also a Championship Golf Course), Croyde Bay, Putsborough and Woolacombe are all readily accessible. The sought-after village of Braunton is also within easy travelling distance, and nearby there are footpaths allowing access to many miles of rambling over open countryside, as well as some superb scenery.

### DESCRIPTION & PLANNING

The original consent was to convert the small barn on site, under North Devon District Council Planning Reference: 76705. This consent was superseded by the same Authority on 07.05.2024, and the latest consent allows for demolition of the barn and erection of 1 dwelling and associated works. The proposed new bungalow consented for allows for the walls to be timber-clad and stone, beneath a natural slate roof with aluminium/PVC grey windows and doors. The consent also states: 'the proposed 2.2m high stone-faced wall on the Southern boundary of the site with Longpiece Cottages as shown on drawing 136020REVC shall be erected before first occupation of the dwelling hereby approved. The wall should be retained for the lifetime of the development'.

Clause 10 of the consent states: 'Prior to the dwelling hereby approved being bought into first use, bat and bird boxes shall be installed in accordance with approved drawing reference 145430B. These should be maintained and retained thereafter'. The proposed layout of the new bungalow would include: ENTRANCE HALLWAY, open-plan LIVING/DINING ROOM/KITCHEN, UTILITY ROOM, 2 BEDROOMS and BATHROOM. The plans show ample parking and turning space. The actual site for the dwelling is nearest the entrance gate. The remainder of the land is laid to permanent pasture, and hedge enclosed topped by trees.

### SERVICES

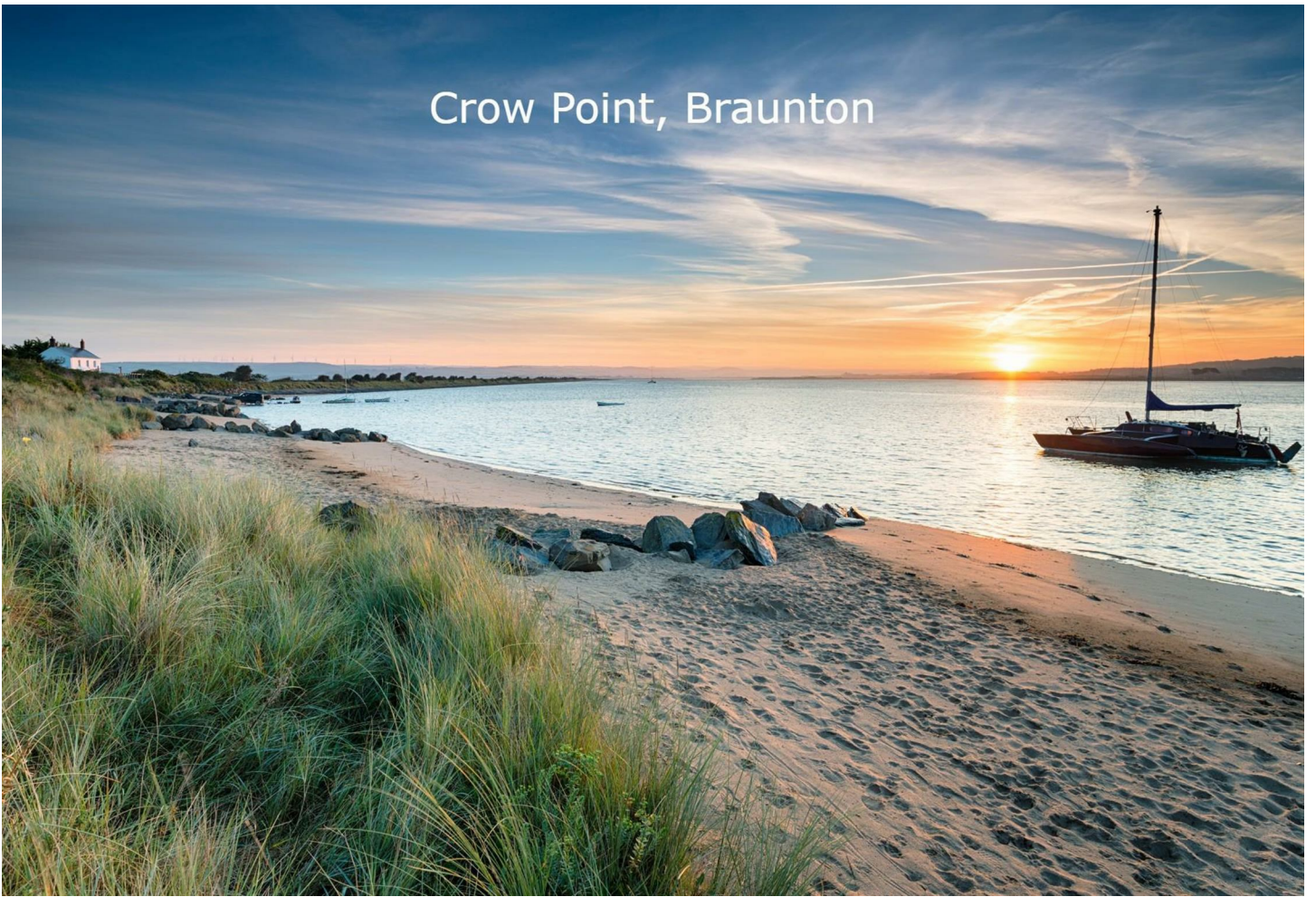
We understand that mains water is available nearby. The most recent quote for the connection of mains electricity from National Grid Distribution was for £5,333.00 including VAT and is dated June 2024. A copy of this is available from the Selling Agents. The consent provides for a private sewage treatment plant. Central heating to be at the choice of a purchaser.

### DIRECTIONS

Leaving Barnstaple through Pilton and Bradiford, continue on the road to Prieford. Shortly after a thatched cottage on your left, turn left signed 'Marwood'. You will pass Longpiece Cottages on your right, and the site is immediately afterwards, also on the right and identified by our For Sale board.



Crow Point, Braunton

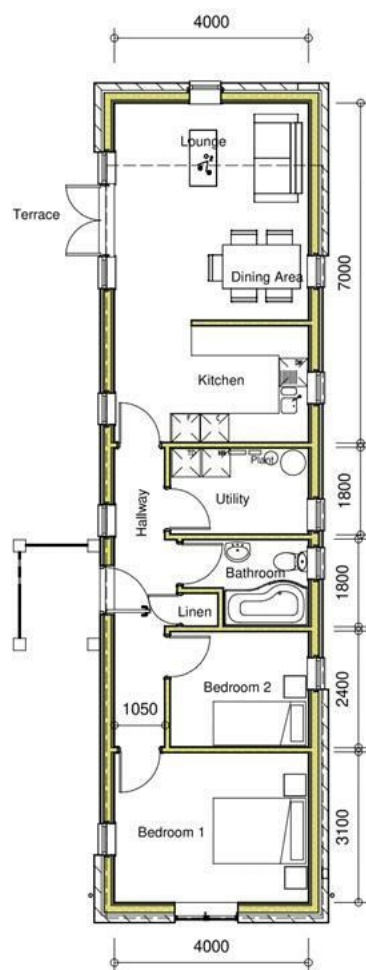


SAUNTON SANDS BEACH NEARBY



Barnstaple Town Centre Nearby





Ground Floor Plan

1:100

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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