



Building Plot Adj The Stables



Building Plot Adj The

, Braunton, Devon, EX33 1HG

A double freehold building plot 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
- South and West facing designs
- Views out to Saunton Down.
- Council Tax to be assessed
- Residential Consent
- Open plan Living Room/Dining Room
- Double & single plot options
- Private shared access onto Saunton Road
- Freehold

Guide Price £275,000

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.



DESCRIPTION & PLANNING

Building Plot:

Site area approximately: 870m² The consent dated the 19th March 2024 has a North Devon Council Planning reference 78217 'full erection of dwelling house and alterations to access plot 2'. The design is focused to the South and West to make the most of the garden and sunny aspect. This proposed dwelling is a detached two storey, offering on the ground floor: Entrance Hall, Cloakroom, Lounge/Dining Room, Conservatory, Kitchen, Plant Room. First Floor: Landing, Bedroom 1 with En-suite, 2 x Further Bedrooms, Shower Room. There is no proposed garage with this unit, but ample off road parking and garden.

Plans available from North Devon District Council application number 78217.

SPECIAL NOTE

The plans for the building on the building plot were drawn up by Lodgico who construct houses by Honka and also more traditional houses. They can be contacted for a price for the build cost. These Honka buildings are designed using an engineered timber system from Honka in Finland, which is a premium high performance product. <https://www.lodgico.co.uk/>

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

There are two options, in terms of land area and price. This option includes a double plot, one with consent, the other, which adjoins, can either be used as additional garden, possibly to apply to re-site the dwelling more centrally, or there may be potential to apply for another dwelling on the second plot. If you prefer to purchase the single plot only, please contact us regarding price etc.

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.

SERVICES

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.

DIRECTIONS

Leaving Braunton on the Saunton road, after around ¼ 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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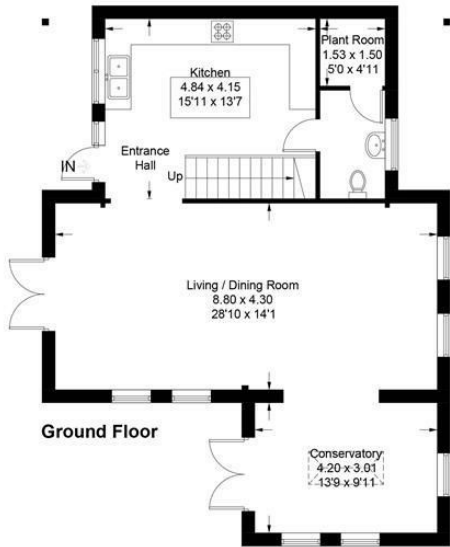
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Plot 2 Proposed Floorplan

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



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083867)



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