



Poppy's View





# Poppy's View

Shirwell Road, Barnstaple, Devon, EX31 4JH

In glorious semi rural surroundings on the outskirts of Barnstaple

A registered smallholding comprising approximately 6.24 acres of pasture, together with stable block and consent to construct an agricultural barn

- Registered smallholding
- 3 Stables & Tack Room
- Ample off road parking
- Otherwise, land slopes
- May suit equestrian use
- Approximately 6.24 Acres
- Consent for agricultural barn
- Land is partly level
- Container incl., Fabulous views
- Freehold

## Offers In Excess Of £150,000

### SITUATION & AMENITIES

In an elevated position with lovely pastoral views, yet less than 10 minutes' drive from Barnstaple, which as the regional centre offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and Pannier Market. At Barnstaple there is access to the North Devon Link Road (A361) which leads on in around 45 minutes or so to Jct.27 of the M5 Motorway, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The popular surfing beaches at Saunton (also with Championship Golf Course), Croyde, Putsborough and Woolacombe are all around ½ hour away by car. Exmoor National Park is accessible in around 20 minutes by car. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.





## DESCRIPTION

The land comprises 6.24 acres, laid to pasture. There is vehicular access off the A39, with concrete block wall boundary to one side, leading to the first level where there is a DETACHED STABLE BLOCK comprising 3 BOXES – measuring approximately 12' x 10' each and TACK ROOM. This is of concrete block construction, painted render finish, beneath a metal sheet roof. There is a level area of land in front of this and beyond, laid to grass and in the far left corner is a CONTAINER which will remain. To the right of this there is a further level area, upon which planning permission was achieved on 31st July 2023 under North Devon Council Planning Reference 77196 for 'repositioning of approved agricultural building (72488) and associated works'. From here a grass track leads to the upper part of the land, which is sloping and enclosed by stock-proof fencing. The site is identified on the accompanying Promap plan, which is for identification purposes only and not be relied upon. Other relevant planning applications include North Devon Council Planning Reference 77082 – dated 14th December 2023, when a full application approval was given for retrospective application for existing access improvements (apparently these improvements include extensive drainage works to the initial part of the drive to avoid flooding the highway and indeed the drive itself). A further Planning Reference via North Devon Council is 78444, which was refusal of prior approval Class Q change of use agricultural building to a residential dwelling. This is dated 3rd May 2024.

## SERVICES

We understand that mains electricity and water are on site, and there is consent for a septic tank.

## SPECIAL NOTE

We understand that the site is a registered smallholding.

## TENURE

The land is owned Freehold and is being sold subject to an Overage clause, the exact wording of which is to be produced by the Vendor's solicitor, but will be along the lines of 'Should a new owner achieve planning consent for conversion of the proposed agricultural barn into a residential dwelling, the current Vendor will be entitled to a 25% uplift in the value from one planning user to the other for a period of 30 years. Payment would be due upon grant of planning consent.'

## LOCAL AUTHORITY

North Devon District Council.

## SPORTING & MINERAL RIGHTS

The Sporting & Mineral rights insofar as they are owned are included with the Freehold.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. As far as we are aware there are no public rights of way passing through the land.

## VIEWINGS

Viewings are strictly by appointment only please via Stags – 01271 322833 or barnstaple@stags.co.uk

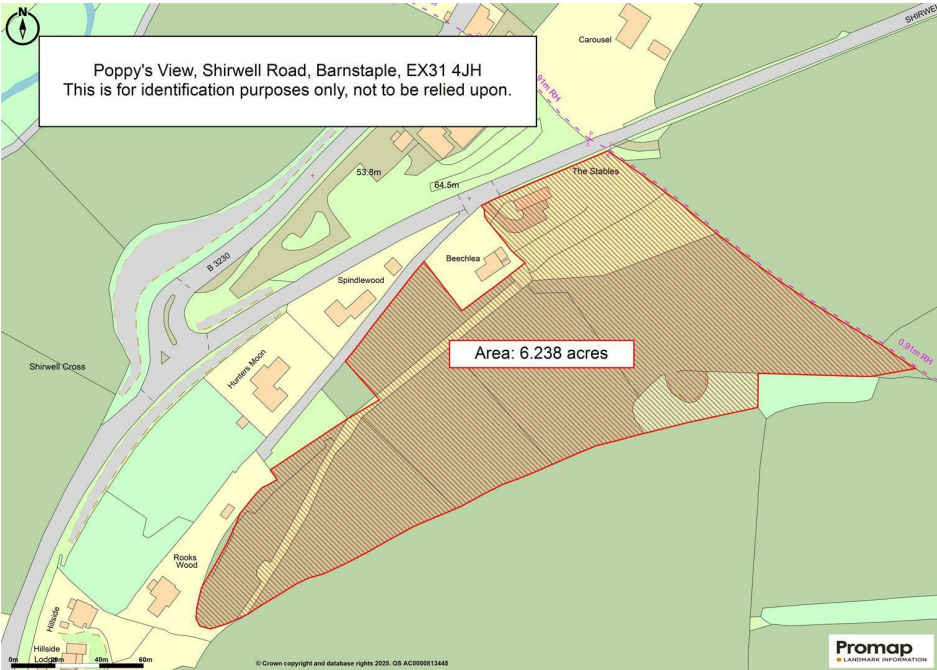
## DIRECTIONS

Proceed out of North out of Barnstaple on the A39 signed to Shirwell/Lyton. Pass the hospital on your right and turning to Muddiford on your left. The road bears slightly to the right after this turning and continues along the straight towards Burrigge, but this Hamlet is not signposted. Poppy's View (there is no name plate on the property to locate it) is located just after the start of the straight on the right-hand side identified by our For Sale board.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833