

Barn/Building Site

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Landkey, Barnstaple, EX32 0NN

Between the popular villages of Landkey & Swimbridge. Close to Barnstaple, the Link Road, Coast & Exmoor

A large detached barn with consent to convert into a single dwelling covering 3,730 sq ft OR to demolish & build two new detached 4 bedroom houses each covering 1,758 sq ft - in all about 1.24 acres

- Large modern detached barn
- PP allows for one large dwelling
- Alternative consent for 2 'mirrored' houses
- 1.24 Acres
- Some services on site
- Consent for conversion
- A 'Grand Design' opportunity
- Sought after edge of village position
- Lovely views
- Freehold

Guide Price £399,950

SITUATION & AMENITIES

Newland is a semi-rural area between the popular villages of Landkey and Swimbridge, both thriving local communities. Landkey offers an outstanding primary school, a popular public house, offering part time shopping/post office facilities, there is a historic church and village hall. There are regular bus services to Barnstaple and South Molton. The village also enjoys easy access to the A361 North Devon Link Road which provides a link to the historic regional centre of Barnstaple, less than 10 minutes by car, which offers an extensive range of local and national retail shops, supermarkets, high street banks, primary and secondary schooling, a further education college, theatre, cinema, leisure centre, numerous restaurants and public houses, combining modern shopping amenities with a bustling market atmosphere, along with the District Hospital on the periphery. The famous Tarka Trail is within easy striking distance, providing a walk or cycle along the River Taw to Braunton, Instow and beyond. From Barnstaple the A361 provides access to Tiverton and the M5 (Junction 27), within around 45 minutes. There are also main line intercity rail links available at Exeter and Tiverton Parkway. The nearest international airports are at Exeter and Bristol. The popular sandy beaches of Saunton (also with championship golf course), Croyde, Woolacombe and Instow are all within easy reach. Landkey is surrounded by picturesque countryside, providing a wealth of recreational activities including walking, horse-riding, cycling, fishing and the Portmore Gold Club. To the north east, Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths, running down to the stunning North Devon coast.







DESCRIPTION & PLANNING

This modern detached wooden framed barn originally had consent under North Devon Council planning reference 76436, granted on 21st June 2023, for 'Prior approval for change of use of agricultural building to four dwelling houses (Class Q)'. The proposed properties would be single storey and each incorporate open plan living room with kitchen area, 3 bedrooms and bathroom. It is also proposed that each dwelling would have a private garden as well as allocated parking. Subsequent consents include planning reference 78992, approved on 30/8/24, for conversion of the barn into one large dwelling. Planning reference 78994, approved on 23/9/24 allows for the replacement of the barn with 2 new 4 bedroom dwellings. Planning reference; 79944 was achieved on 30/4/25, and this is for a non-material amendment to reposition the hedgerow and plots to allow for a slightly wider access for the vendors to their retained land. All related documentation can be found on the North Devon Council planning website using the planning references above for access. The planning allows for garden curtilage, although the barn is being sold with approximately 1.24 acres overall.

SPECIAL NOTE

The Promap plan and proposed elevation drawings attached to these particulars are provided for information only. The land is laid to gently sloping pasture, the main access will be retained by the current owners and the purchaser of this barn/site will be required to create their own gated private entrance off the existing access and to fence the boundaries which are currently not fenced.

DIRECTIONS

Leaving Landkey in the direction of Swimbridge, the entrance to the barn/site will be found after a layby set back from the road and identified by our 'For Sale' board, virtually opposite the vineyard.

https://w3w.co/monitors.pushover.rewriting

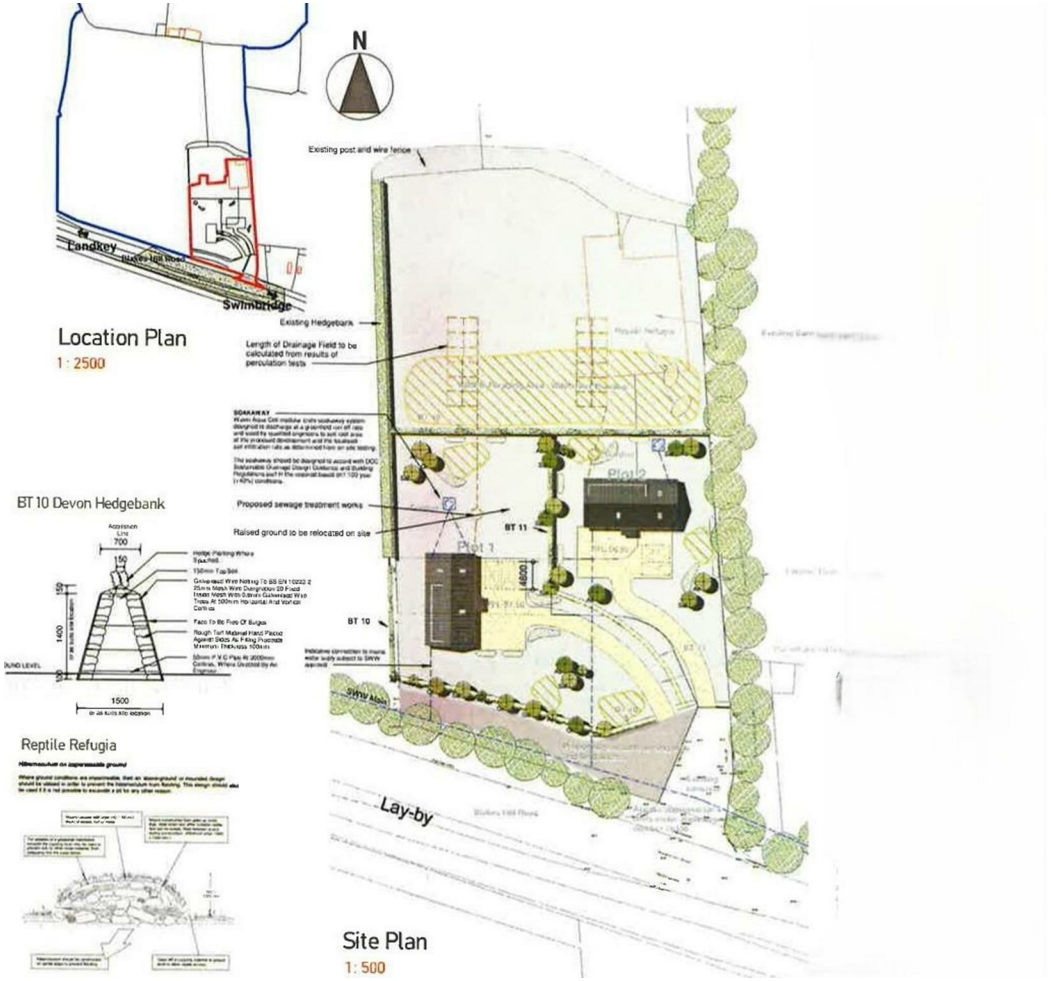
SERVICES

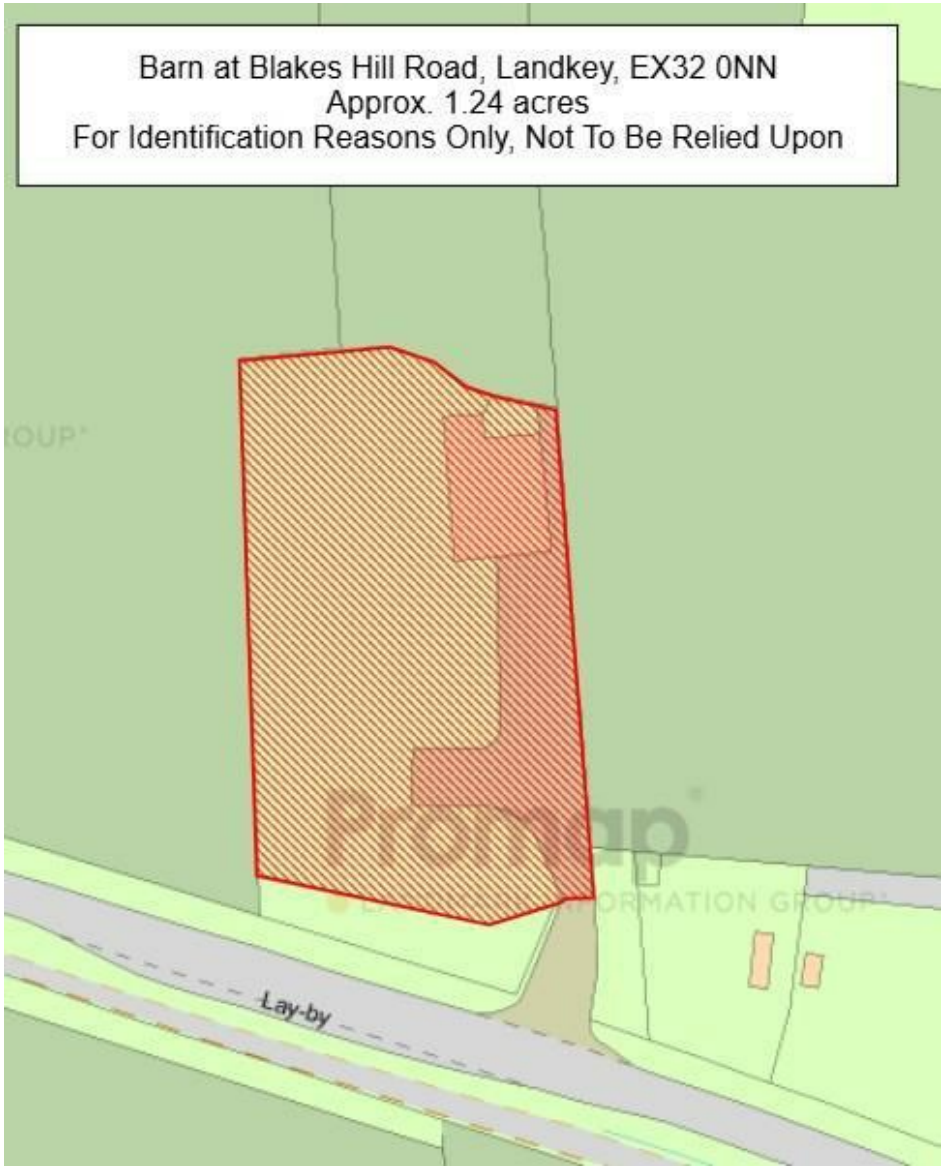
We understand that mains electricity and water are on site, easements will be required over retained land. Mains drainage is nearby.

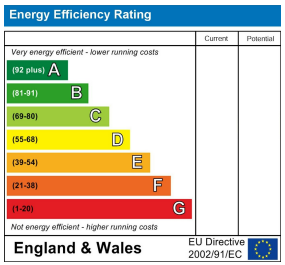




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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