



Building Plot



Building Plot at Meadow Green, Pill Lane

Rumsam, Barnstaple, Devon, EX32 9EG

All amenities within walking distance

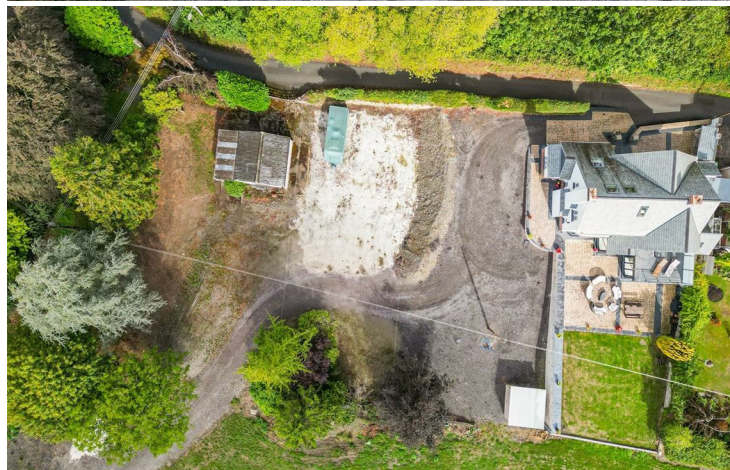
A building plot with full residential planning consent for a detached four bedroom dwelling, set within one of Barnstaple most sought after locations

- Single Building Plot with Full Planning Consent
- Off-road parking, garage & garden
- Sought after location
- Potential to purchase second plot
- Plans for a detached 4 bedroom dwelling
- North Devon Council Planning Reference Number 77066
- No onward chain
- Freehold plot

Guide Price £200,000

SITUATION & AMENITIES

Pill Lane is a no through lane shared with 12 other properties and is convenient for local facilities at Newport, including shops, schools, Rock Park and riverside walks. The town itself is easily accessible and as the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as pannier market, live theatre and District Hospital. Within walking distance are Newport Primary Academy and Park Secondary School, as well as the Tarka Trail - part of the national cycle network. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours. There are a number of clubs for golfers within the area, but most noted are the two championship links courses at Saunton and the Royal North Devon at Westward Ho! (the oldest club in the UK). Sailing is available on the coastal waters at Instow, a few miles away, on the banks of the River Torridge, also home to the North Devon Yacht Club. The glorious sandy surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the North. North Devon is also the only UK coastline identified as a 'World Surfing Reserve'. Exeter the county town and Cathedral city - with its international airport - is just over 40 miles from Barnstaple and a regular local train operates between the two.



DESCRIPTION

This is an exciting opportunity to acquire a building plot with full residential planning consent for a detached four bedroom dwelling with an attached garage, off road parking, and a good sized garden, all set within one of Barnstaple's most desirable and established residential locations.

The accommodation proposed consists of an entrance hall, utility, WC and open plan kitchen, living, dining space. The first floor accommodates 4 double bedrooms and 2 bathrooms.

The proposed plans show an access would need to be created from Pill Lane however the owners have agreed during construction that construction traffic can be accessed via the below road adjoining Pill House.

For more information the planning approved can be viewed under North Devon Council Planning Reference Number 77066.

AGENT'S NOTE

There is currently a planning application pending for a second dwelling where the garage currently sits. This is available by separate negotiations.

SERVICES

All mains' services are understood to be nearby.

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Barnstaple office telephone 01271 322833

DISCLAIMER

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.



Low stone walls to not affect visibility splay from new access

Permeable surface treatment to driveway

New vehicle access

Pill Lane

Blue line denotes recommended visibility splay

Line of existing shed to be removed

Garage Retained

New dwelling 1 - footprint approx. 94m²
Garage - footprint approx. 27m²

Attached garage to dwelling

Dotted lines indicates tree removal

PLOT I

Species rich lawn turf to lawns

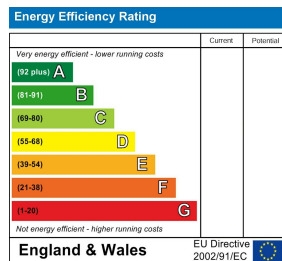
New native hedgerow to boundaries to increase biodiversity net gain. Refer to planting specification for details

New fruit trees planted to replace trees to be removed to increase biodiversity net gain and creates further screening to Pill House. Refer to planting specification for details

New wildflower planting Esmorgate B12. Refer to planting specification for details

Proposed Site Plan
1:200 @ A3

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