



Redevelopment Site for 5 Detached Bungalows



Redevelopment Site for 5 Detached Bungalows, Acland Road

Landkey, Barnstaple, Devon, EX32 0LD

Close to local amenities. The Link Road (5 mins) Barnstaple (10 mins)
Exmoor (20 mins) The Coast (30 mins)

A rare opportunity to acquire a freehold re-development site with consent for 5 open market detached bungalows, on high ground and enjoying breath taking views

- 1.61 acre re-development site
- With 2, 3 & 4 Bedrooms
- Additional pasture land potentially available
- Convenient & desirable location
- Consent for 5 detached bungalows
- Off a quiet country lane
- Fantastic views
- Mains electricity on site. Water nearby

- Freehold

Guide Price £995,000

SITUATION & AMENITIES

This prestigious building site sits at the entrance to the hamlet of historic Acland Barton. The redevelopment site is elevated and there are breathtaking views across the valley below and towards the market town of Barnstaple and beyond. Village amenities in Landkey are within a healthy walking distance and there is nearby access to a maze of local footpaths across miles of picturesque countryside. At the same time, Barnstaple is approximately 10 minutes away by car. This regional centre houses the North Devon's main business, commercial, leisure and shopping venues, as well as a live theatre and district hospital. The North Devon Link Road is easily accessible, making Jct.27 of the M5 reachable in 45 minutes. Here, Tiverton Parkway is located, and provides a fast and frequent train service to London Paddington in just over 2 hours. The area is well served by excellent state and private schools including the area's leading independent school of West Buckland, offering day and boarding education. The beautiful North Devon coast and its famous beach and surfing resorts of Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all about 40 minutes by car. The coastal and estuary village of Instow with its Yacht Club is a similar distance. Exmoor National Park is also about 15/20 minutes' drive. The nearest international airports are at Bristol and Exeter.



DESCRIPTION & PLANNING

This is a former redundant farmyard site, covering approximately 1.61 acres. The original consent was to convert the existing barns; however this was superseded by the latest consent – approved by North Devon Council under Planning Application No. 80367 on 27th February 2026. The proposal ‘demolition of rural barns and erection of five dwellings and associated works (utilising fall-back approval 78036, 78037, 78039, 78040). All associated documentation and plans are available to view on the North Devon Council Planning Portal quoting the above Planning Application No. for access. The planning consent is subject to a Section 106 Agreement, where the purchaser will be responsible for making a contribution towards recreation of £15,554.00. A contribution of £1,305.00 has already been paid by the vendors to cover administrative costs for monitoring.

All five proposed new dwellings are bungalows. Plots 2 to 5 will be accessed over a new estate road. Plot 1 has its own separate access.

Plot 1 covers approximately 174 sq m and comprises: HALL, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN, UTILITY ROOM, HOME OFFICE, 3 BEDROOMS, 3 BATHROOMS (2 of which are ENSUITE).

Plot 2 covers approximately 125 sq m and comprises: HALL, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN, PANTRY, UTILITY ROOM, and 2 ENSUITE BEDROOMS.

Plot 3 covers approximately 179 sq m and comprises: HALL, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN, UTILITY ROOM, 4 BEDROOMS, 3 BATHROOMS (2 of which are ENSUITE).

Plot 4 covers approximately 144 sq m and comprises: HALL, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN, UTILITY ROOM, 3 ENSUITE BEDROOMS.

Plot 5 covers approximately 217 sq m and comprises: HALL, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN, PANTRY, UTILITY ROOM, HOME OFFICE, 4 BEDROOMS, 3 BATHROOMS (2 of which are ENSUITE).

ADDITIONAL LAND

Immediately adjacent to the site, with separate access, is approximately 1.59 acres of pasture – available by separate negotiation if required.

SERVICES

We are advised that mains electricity is on site. The vendor owns land on the opposite side of the lane, where there is a mains water source. Subject to a developer’s requirements he is prepared to allow access to this and grant the appropriate easements, etc, subject to further discussion. As far as drainage is concerned, the proposed plans provide for a private sewage treatment plant to accommodate the needs of all five new dwellings, as well as an adjacent property known as Hilltop, which currently has a private drainage system on the site being sold and which will need to be incorporated within any new arrangements.

SPECIAL NOTES

The Selling Agents are very happy to consider resale values with any prospective purchasers. The CGI shown on the front cover of this brochure is provided in good faith in order to give an impression of the proposed development. The two elevation drawings and floorplans show typical designs of the proposed new bungalows [Plots 2 & 5 are featured]

The vendors reserve the right to dispose of some of the existing barn structures prior to completion of the sale but would ensure that any removal of building fabric is undertaken sensibly and that the site is left safe and tidy.

DIRECTIONS

Approaching Landkey from the Link Road and the new roundabout, take the first turning on the left into Birch Road. Within a few hundred yards bear left into Acland Road (the right-hand section of Acland Road leads into Landkey village centre). Continue up the hill for about ½ a mile and the site will be found on the left-hand side.



PROPOSED DEVELOPMENT:
 5 x 1/2 Bed Bungalows

FLOOR AREA SCHEDULE
 Total Land: 1.61 Acres (68,000 sq ft)
 Ground Floor: 867,000 sq ft

FINISHES SCHEDULE
 Walls: Tinted Chalking, Natural Stone
 Floor: Tinted Tiles
 Windows: Aluminium - Grey
 Cladding: Aluminium - Grey
 Ceilings: Plasterboard - White
 Partitions: PVC-U - Grey

Ground Floor Plan
 1:100

South Elevation
 1:100

North Elevation
 1:100

West Elevation
 1:100

East Elevation
 1:100

Ground Floor Plan
 1:100

North Elevation
 1:100

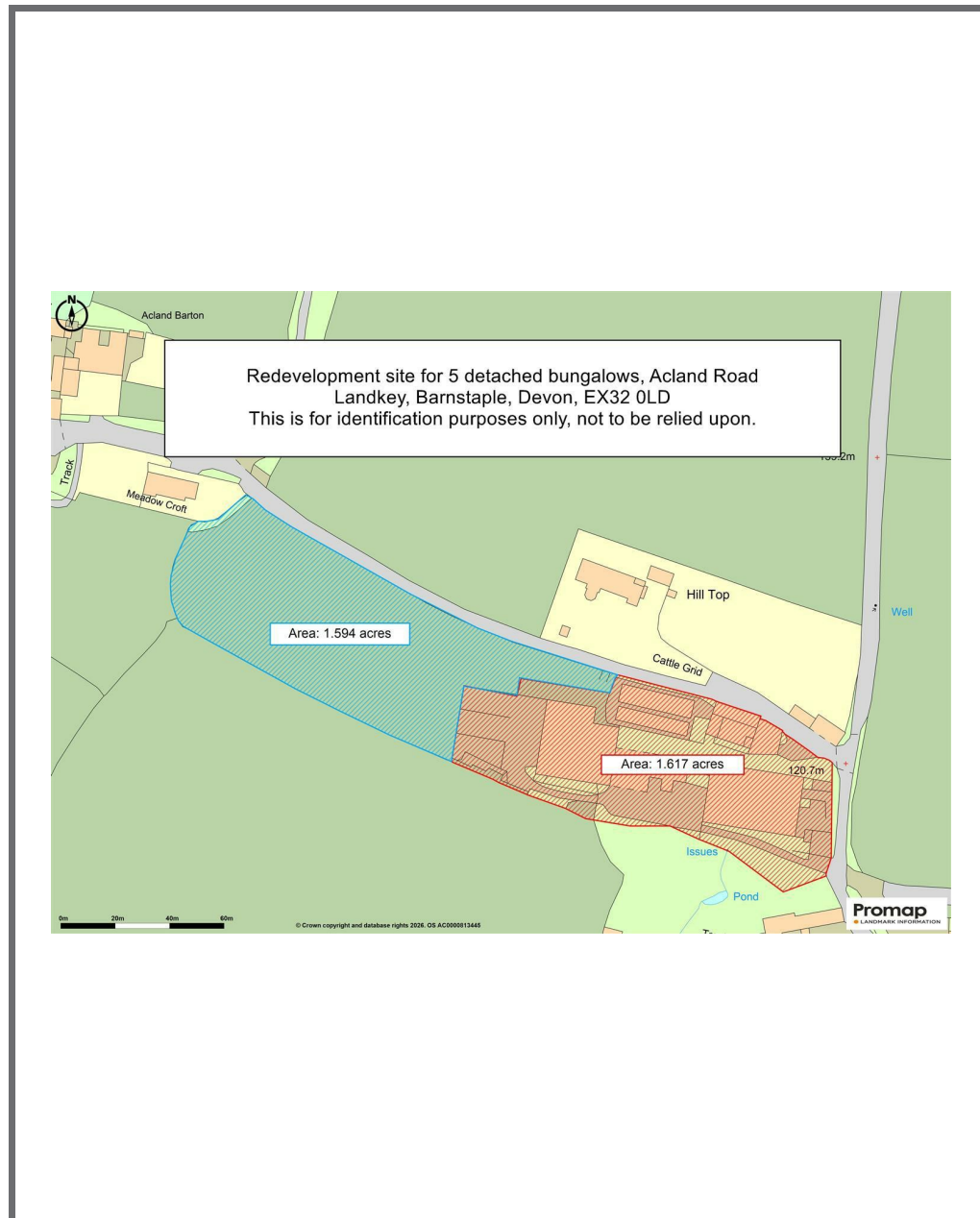
West Elevation
 1:100

East Elevation
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South Elevation
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Technical Notes:
 A 01/10/2025 Updated plans and elevations to show the proposed development and its relationship to the surrounding environment.
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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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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	