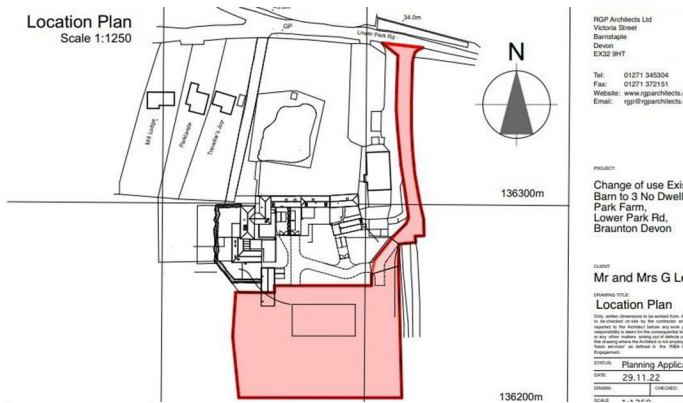




Saunton Sands, Woolacombe Beach & Croyde Bay



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PROJECT
Change of use Existing
Barn to 3 No Dwellings
Park Farm,
Lower Park Rd,
Braunton Devon

CLIENT
Mr and Mrs G Lee

PREPARED BY
Location Plan

DATE
29.11.22

SCALE
1:1250

Directions

From Barnstaple proceed along the A361 to Braunton. Continue on and at Wrafton, just before Perigo Laboratories, bear right sign posted to Heanton Punchardon. Carry on past Braunton Academy and on to the button roundabout. Here turn right into Lower Park Road. Continue down the road passing Tyspane Care Home on the left. The turning to the site is the last access point on the right, just after the new houses.

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or email braunton@phillipsland.com

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Opportunities Like This Don't Come Twice

Development Site, Park Farm Lower Park Road, Braunton, EX33 2LQ

Asking Price

£825,000

- Superb Site Of Just Over 1 Acre
- 3 Fabulous Dwellings
- Enviably Edge Village Position
- Wonderful Far Reaching Views
- Scope To Revise The Consent
- Ideal Family & Dependent Relative
- Easy Access To Village & Amenities
- Ample Parking Space
- Very Rare Opportunity



Extending to just over an acre on the sought- after edge of Braunton, with planning for three homes. This is the kind of opportunity that reshapes a family's future. Build a substantial four bedroom home for yourself. House a dependent relative next door and let the third to generate an income, or revisit the consent completely. Generous gardens and ample parking for all three properties.

OPPORTUNITIES LIKE THIS ARE RARE.

Consent was granted under application no. 76333 dated September 2023 for the demolition of the barn and erection of three, two storey properties. Plans are available to view, however, there is scope to revise the consent to apply for four distinctive detached homes. The existing designs are for a fabulous four bedroom, all en suite, family house with features including a vaulted dining room and living room, a lift, seperate TV room, a large gym with wet room and bike store. The semis are two and three bedrooms with corresponding bath and shower rooms. The two bedroom also allows for a lift and covered terrace, whilst the three bedroom has a large games room.

Lower Park Road is a very sought after residential location and the site sits in a wonderful position with open farmland on three sides, lending it a rare sense of space and privacy, while far reaching views stretch towards the estuary and, once built from first floor level, glimpses of the sea beyond.

Braunton is considered one of the largest villages in the country. There is an excellent range of amenities including primary and secondary schools, medical centre, Tesco, the family run Cawthorne's Store, pubs, churches and a good number of local shops.

Saunton Sands Beach and its championship golf course lie three miles to the west, with the surf village of Croyde just the next bay along. The South West Coast Path passes through this spectacular stretch of coastline, offering some of the finest walking in the country on the door step. For cyclists, The Tarka Trail provides miles of traffic free riding.

Barnstaple, the regional centre of north Devon, is approximately 5 miles to the east and here a wider range of amenities can be found. There is good out of town shopping at Roundswell, where there are a wide choice of superstores, whilst covered shopping at Green Lanes to the town centre allows plenty of time to shop in ones own time. Social facilities include a new North Devon Leisure Centre, Tarka Tennis Centre, The Queens Theatre and a cinema.

Access to the M5 Motorway is via The North Devon Link Road at junction 27 mis a comfortable distance.. For those needing the capital, Tiverton Parway offers a London Paddington service in just 2 hours.

Mains water. Electricity 3x 3 phase. Drainage via a private treatment plant to the west of the site. Access is via the side lane from Lower Park Road, over which the development has full right of access, maintained by the owner and kept unobstructed. The site benefits from ownership of all boundaries. There is a Section 106 Agreement for the developer to pay £8,606.

NOTHING IN BRAUNTON MATCHES THIS. COME AND STAND ON THE SITE AND YOU'LL UNDERSTAND THE SCOPE OF THIS OPPORTUNITY

Services

Mains Water and Electricity.
Private Drainage.

Section 106
Agreement
To Pay £8606

Tenure
Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Braunton
branch on
01271 814114

