

Building Plot

Building Plot Prospect

Newton Tracey, Barnstaple, EX31 3PH

Village amenities - 5 minutes. Barnstaple centre - 15 minutes.
The coast at Instow - 15/20 minutes

A building plot with consent to build an individual detached bungalow, on high ground with superb views, just 15 minutes from Barnstaple & the coast at Instow

- Freehold building plot
- Proposed new detached bungalow
- 4 Bedrooms & 3 Bathrooms [2 En Suite]
- Blank canvas level garden area
- Build approximately 200 sqm
- PP to replace existing barn
- Hall, Open plan Living room/Kitchen
- Provision for parking
- Mains water on site.. Private drainage proposed
- Build your own bespoke retirement home!

Guide Price £247,500

SITUATION & AMENITIES

The site is set off the B3232 Torrington Road, on high ground adjoining farmland, with breathtaking views as far as Saunton Sands and Exmoor in the opposite direction. We are also advised that the sunrises & sunsets can be quite spectacular. Bus services and village amenities are close by, including public house/restaurant, church and cricket ground. About ¾ mile away is Lovacott Primary School. Roundswell Retail Park is about 3 miles North, which offers numerous outlets and supermarkets. Barnstaple, the regional centre, is a little further beyond and offers excellent amenities, with many High Street and independent stores, restaurants, cinema, public houses and a wide range of leisure facilities, as well as North Devon District Hospital. The North Devon Link Road (A361) is also within close proximity, providing a direct route to the M5 Motorway at Jct.27, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The famous North Devon surfing beaches are less than ½ hour by car and the nearest beach at Instow is about 15 minutes. The area is well served by excellent state and private schools including Kingsley at Bideford and West Buckland school. The nearest international airports are at Bristol and Exeter.







DESCRIPTION & PLANNING PERMISSION

Planning permission was achieved on 31st October 2025, under North Devon Council Planning Reference 80715 for 'demolition of rural barn and erection of dwelling, following permission 78205 and associated works (fallback to 78205)'. All associated drawings and documentation can be viewed on North Devon Council's Planning Portal, using the planning reference for access. We understand that the proposed accommodation would cover 200 sq m which equates to 2152 sq ft. The proposed layout of the accommodation as shown on the floorplan accompanying these particulars includes: ENTRANCE HALL, open plan LIVING/DINING ROOM/KITCHEN, MASTER BEDROOM with walk-in wardrobe and ENSUITE BATHROOM, 2nd BEDROOM with ENSUITE, two further BEDROOMS (making four in all) and FAMILY BATHROOM. There is also a UTILITY/PLANT ROOM proposed. The CGI images accompanying these particulars are meant to represent the finished article. Externally there is a level GARDEN curtilage, ample provision for parking, and to the North of the fenced-off site the possibility of acquiring an additional 210 sq m of agricultural land, which would include the proposed siting for the sewage treatment plant. Access to the site is via a Council maintained lay-by. There is then an indented access with a gate to the site on the right, and a gate to adjoining farmland on the left. The plot owner will have right of way over the farmer's 'apron' of land. The CGIs utilised on this brochure are meant to give a guide as to how the proposed new bungalow will appear.

SERVICES

Mains water on site. We understand that to connect mains electricity would cost approximately £10,000.00 according to most recent quotes. Drainage will be to a new sewage treatment plant. Central heating to be a buyers' preference. We understand that fibre optic is currently being installed nearby.

VIEWING ARRANGEMENTS

Strictly by appointment please through the sole selling Agents – Stags Barnstaple Office on (01271) 322833 or barnstaple@stags.co.uk. Please do not go on site without a prior appointment.

DIRECTIONS

From Barnstaple take the B3232 signposted to Torrington. Continue on the road for about 2.2 miles. After climbing the hill, and as the road bends to the right you will see a lay-by on your right. The site lies behind this and is identified by our For Sale board.



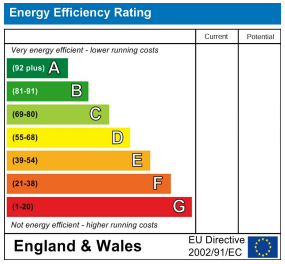




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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







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