



EXAMPLE IMAGE



Development Site Adj to The Old Post Office

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Newton Tracey, Barnstaple, Devon, EX31 3PL

Village amenities; Inn/Restaurant, Church & Bus services close by. Primary School 5 minutes away. Barnstaple 10 minutes.

A development site with consent for 3 detached open market homes on the fringe of a popular village, close to Barnstaple, and which commands superb far reaching views.

- Freehold Building Site
- Delightful far reaching views
- 2 x 3 bed houses & 1 x 3 bed bungalow
- Consent for 3 detached homes
- Approximately 0.44 of an Acre

Guide Price £425,000

## SITUATION AND AMENITIES

The site is elevated enjoying lovely southerly views over open countryside. Newton Tracey offers public house/restaurant, church and regular bus services which run close by. The site is equidistant between Barnstaple, Bideford as well as Great Torrington. Bideford is located on the banks of the river Torridge and offers a wide range of amenities including supermarkets and schooling for all ages. Barnstaple is located on the banks of the rivers Taw and Yeo and as the Regional Centre, houses the area's main business, commercial, leisure and shopping venues. The nearest estuary/coastal village/beach is Instow about 20 minutes by car otherwise North Devon's famous sandy surfing beaches at Croyde, Puttsborough, Saunton (also with championship golf course) and Woolacombe are all about half an hour as is Exmoor National Park. The North Devon Link road is nearby and leads on to Junction 27 of the M5 as well as Tiverton Parkway where London Paddington can be reached by train in just over two hours. Closer to home and about 1 mile to the west is the well regarded village primary school at Lovacott.



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## DESCRIPTION AND PLANNING PERMISSION

This freehold site has detailed consent to build 3 detached properties. Plots 1 & 2 are mirrored designs for 3 bedroom cottage style houses each providing on the GROUND FLOOR, ENTRANCE HALL, CLOAK ROOM, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM and on the FIRST FLOOR, MASTER BEDROOM with EN-SUITE, TWO FURTHER BEDROOMS and BATHROOM. The two houses have a CARPORT AND TWO SINGLE GARAGES ALLOCATED BETWEEN THEM. Plot 3 provides for a detached bungalow offering accommodation which includes ENTRANCE HALL, SITTING/DINING ROOM/KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE and DRESSING ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM. The structure also incorporates a DOUBLE GARAGE although there may be potential to site this separately, adjacent to the other garaging previously mentioned and therefore utilise the space previously taken in the bungalow for additional accommodation making the living accommodation larger all subject to any necessary change in the planning consent.

Planning permission was granted on 7/10/21 by North Devon Council under planning reference 72030. All the relevant documentation plans etc can be viewed on the planning portal. The consent is subject to a Section 106 agreement with a contribution liability of £8,777. A revised application was approved and Section 106 updated by NDDC under planning ref; 78265 on 31/7/24. The vendors would consider selling their property and additional garden, by separate negotiation.

## SERVICES

The planning permission allows for a new sewage treatment plant serving the 3 proposed new properties, there may be scope to share the cost of this with the existing owners who retain ownership of the original property adjoining. We understand that mains water is available nearby and that the local electricity supply has recently been upgraded following the development of 5 houses immediately across the road (these are heated by air source heat pumps) The two parts of the site are divided by the access drive which is being retained by the vendors. The two elements of the sites combined amount to approximately 0.44 of an acre.

## DIRECTIONS

From Roundswell roundabout, outside of Barnstaple, proceed south on the B3232 Torrington Road for about 5 miles. As you arrive at the village of Newton Tracey drop down the hill and the entrance to the site will be found on the left hand side opposite a small development on the right and identified by our for sale board.







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**Promap**  
LANDMARK INFORMATION

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