STAGS

Potential Building Plot To The Rear Of 14 Oakdale Avenue, Swimbridge, Barnstaple, Devon EX32 0QW

A potential building plot on the outskirts of this favoured semi-rural village.

Village amenities nearby, Barnstaple 10/15 Minutes.

• Potential Building Plot • Subject to Planning Permission • Approx 0.08 acres • Close to Village Amenities • Mains Services Nearby • Freehold

Offers In Excess Of £60,000

01271 322833 | barnstaple@stags.co.uk

SIUATION AND AMENITIES

Located on the semi-rural outskirts of the village yet within walking distance of the centre of this pretty and timeless village which offers a range of amenities including pub/restaurant, village hall, playing field, church and regular bus routes to Barnstaple and Exeter. There are countryside walks close by and the local school has a very good Ofsted rating. This is an ideal location for those seeking a village lifestyle and active community yet within easy access of Landkey Village about 2 miles and the Regional Centre of Barnstaple about 4 miles offering the area's main business, commercial, leisure and shopping venues and well as North Devon District Hospital. There is access nearby to the A361 North Devon Link Road which leads through to Junction 27 of the M5 Motorway and also where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The rugged North Devon coast and surfing beaches of Croyde, Saunton (also with Championship Golf Course), Putsborough, Woolacombe are all within ½ hour by car as is Exmoor National Park.

DESCRIPTION

The land comprises a single plot (approx 0.0802 acres) which we believe could have potential for a building plot for a single dwelling subject to planning advice. There may be potential to create access at the southern boundary on Station Hill with the creation of good visibility splays in both east and western directions. The site can be identified on the accompanying land plan

LOCAL AUTHORITY

North Devon Council. Lynton House, Commercial Rd, Barnstaple EX31 1DG. 01271 327711

VIEWINGS

Viewings are strictly by prior appointment only with Stags (01271 322833 / barnstaple@stags.co.uk).

SERVICES & TENURE

We understand all mains are nearby. The Site is Freehold.

AGENT NOTE

Please be advised the land is being sold with no planning, any planning advice will need to be taken from the prospective buyer.

STAGS

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These particulars are a guide only and should not be relied upon for any purpose.