



Spreacombe Nursery, Spreacombe, Woolacombe, Devon, EX34 7HN

Price guide £350,000

A RARE OPPORTUNITY TO CONSTRUCT A SINGLE STOREY 166 m² 3/4 BED DETACHED UNRESTRICTED RESIDENTIAL DWELLING WITHIN EASY DRIVING DISTANCE OF CROYDE AND WOOLACOMBE SET IN AN ELEVATED LOCATION OVERLOOKING GLORIOUS NORTH DEVON COUNTRYSIDE SURROUNDED BY 5.72 ACRES OF PASTURE. MAINS WATER AND ELECTRICITY ARE CONNECTED. THE VENDOR MAY CONSIDER SELLING SITE WITH JUST 1.72 ACRES.



VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

W3W///obstinate.remove.expect

THE PROJECT

The project is the culmination of an original Class Q consent to change the use of the existing agricultural building to the current consent ref 75168 and 77401 which allows the demolition of the existing barn and the construction of an unrestricted single storey dwelling on a green field site which is hard to find in this area of North Devon so close to Woolacombe which lies within 2.5 Miles. The dwelling has a floor area of approx 166 m2 on one floor with up to 4 bedrooms.

SITUATION

The new build site is situated in a favoured part of North Devon only two miles from Woolacombe Beach set in an elevated position on Willingcott Hill with lovely views of the surrounding countryside and distant views South to the Taw and Torridge Estuary from the higher part of the site. Woolacombe is 2.5 Miles Braunton is 3 Miles and Barnstaple is 10 Miles. Croyde bay and Putsborough Sands are also closeby. Exmoor National park is an easy drive to the East and is visible from the site.

LAND 5.73 ACRES

The land associated with the planning permission extends to 5.73 Acres made up of two enclosures with a clearing housing the existing agricultural building. The land is all down to pasture and is surrounded by Devon Banks with a hardened track allowing access from the adjacent council road into the agricultural building where there is a hardened parking and turning area. The land registry Title number is DN2505154.

EXISTING BUILDING

The existing building which has some domestic facilities measures approx 10 meters by 6 Metres and has mains water, mains elec connected along with a pvt drainage system.

PLANNING

Planning consent from North Devon Council can be found at <https://planning.northdevon.gov.uk/Planning/Display/77401>

AGENTS NOTE

The vendor would consider an offer for the site only without the adjacent 4 acres of Pasture.

METHOD OF SALE

The property will be offered for sale by private treaty.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Location Plan
Site Address: Spreacombe Nursery, Road From Willingcott Bridge To The Bungalow, Woolacombe, EX34 7EN

Planning Portal

Date Produced: 12-Jul-2023

Scale: 1:1250 @A3



Planning Portal Reference: PP-12585711v1

TerraQuest

© Crown Copyright and Database Rights 2023 OS 100030000

