

SINGLE PLOT OR SITE FOR 2 DWELLINGS BLAKES HILL ROAD, LANDKEY, EX32 0NN



Full Detailed Planning Permission for 2 dwellings (Ref. 78994) OR
Class Q Planning Permission for one dwelling (Ref. 78992)
Offers in the Region of £425,000

Aerial view across the site (approx. boundary in white) from the North

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX32 ONN

An opportunity to acquire a development site for 2 new detached dwellings on this large rural site with far reaching countryside views to the north. The site benefits from full detailed planning permission (Ref.78994) for two detached dwellings as a fallback position to the previous planning permission (Class Q Conversion - Ref.76436) to convert the agricultural barn into 4 x three bedroom terraced dwellings.

The two proposed dwellings are of the same design, both 4 bedroomed over two floors and extend to approximately 163.3 sqm (1,758 sqft). The site is relatively level and extends to approximately 0.50 hectares (1.24 acres).

There is another planning permission (Ref. 78992) for conversion of the barn into one large dwelling, this was approved on 30th August 2024. The proposed dwelling is mostly single storey accommodation with a gross internal floor area of approximately 346.58 sqm (3,730 sqft).

The site is conveniently located between the villages of Landkey and Swimbridge with direct access from Blakes Hill Road which connects the two villages. The vendor will retain ownership of the access area from the main road and a strip of land between the road and the site for access to their retained farmland to the west and north of the site.

SITUATION

The site is located between the popular villages of Landkey and Swimbridge just a mere 2.5 miles from the edge of Barnstaple which offers an extensive range of local and national retail shops, supermarkets, high street banks, primary and secondary schooling, a further education college, theatre, cinema, leisure centre, numerous restaurants and public houses, along with the District Hospital on the periphery. The famous Tarka Trail is within easy striking distance, providing a walk or cycle along the River Taw to Braunton, Instow and beyond. The A361 provides access to Tiverton and the M5 (Junction 27), within around 45 minutes. The popular sandy beaches of Saunton, Croyde, Woolacombe and Instow are all within easy reach. The site is surrounded by picturesque countryside, providing a wealth of recreational activities along with the nearby Exmoor National Park with its beautiful moorland scenery.

METHOD OF SALE

Offers are invited in the region of £425,000 for this freehold site.

SERVICES

We understand that mains water and electricity (3 Phase) are already on the site and foul and surface water drainage will be dealt with via private systems on site. However, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

PLANNING

North Devon Council granted full detailed planning permission for the demolition of the existing agricultural barn and the erection of two new dwellings (Ref. 78994 – fallback position to application 76436 for change of use of agricultural building to 4 dwelling houses (Class Q)) at land at Marsh Plain, Blakes Hill Road, Landkey on 23rd September 2024. A subsequent planning application (Ref. 79944) for a non-material amendment to reposition the hedgerow and plots to allow for a slightly wider access for the vendors to their retained land was approved on 30th April 2025.

There is also planning permission for conversion of the barn to one large dwelling (Ref. 78992) which was approved on 30th August 2024.

Copies of the plans and planning permission are available from the agents.

VIEWING
















Please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 1015/PT/R1



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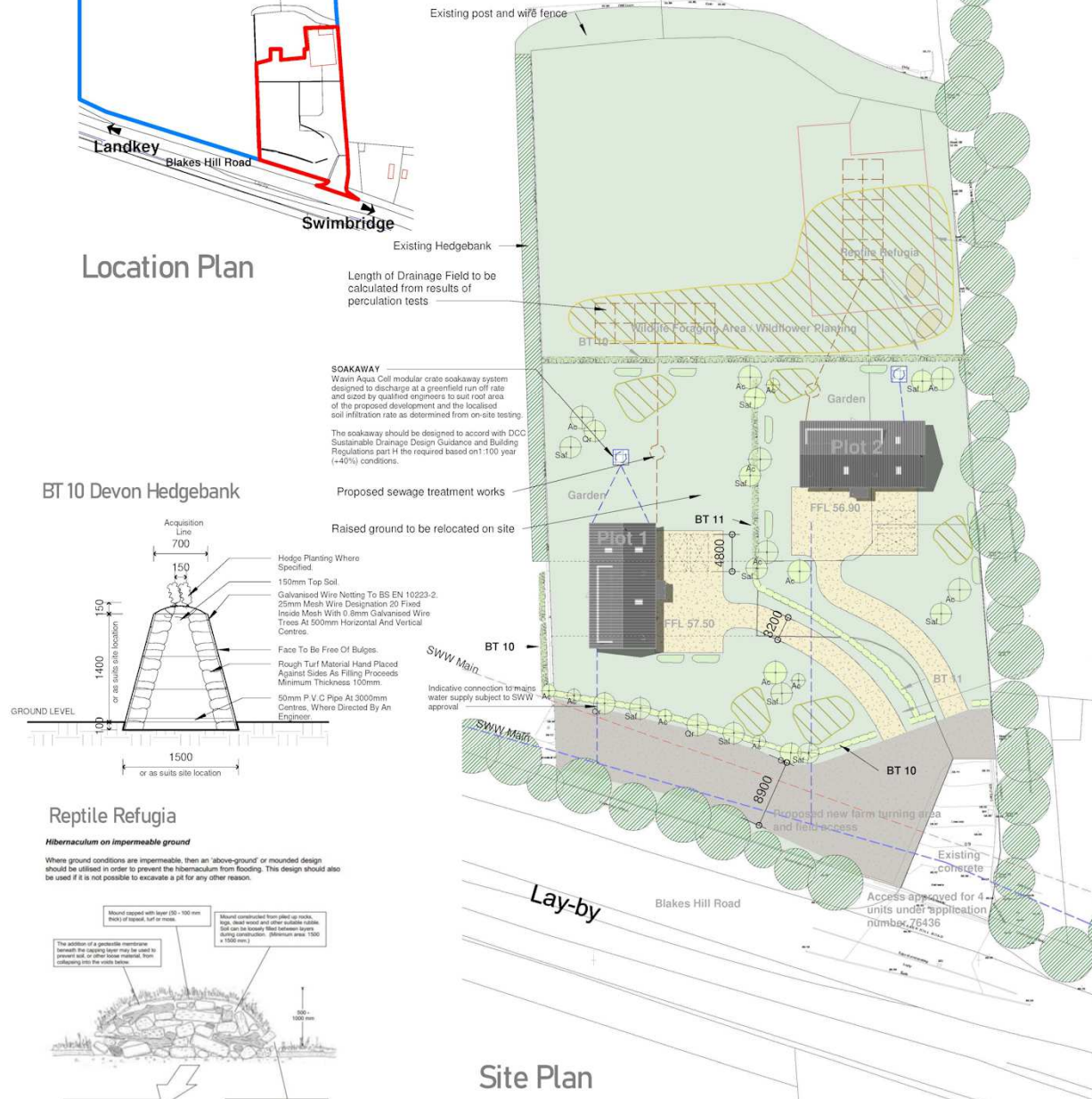
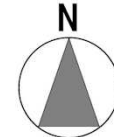
KEY

-  Entrance Splay
Bitmac Road surface.
-  Private Access Road
Permeable Brick Paved Surface Colour: Brown Brindle
-  Driveways
Permeable Brick Paved Surface Colour: Brown Brindle
-  Private Driveway
Decorative Gravel
-  Rumble strip
Granite cobble rumble strip.
-  Paths and Patios
450 x 450 permeable paving slabs. Colour: grey
-  Grass
Turfing to gardens and seeding to road verges.
-  Existing Hedge/row / Trees
-  New Hedge/row & Tree Planting
-  Refuse & recycling bin area
-  Rainwater Butt
-  Composter
-  External Rotary Dryer
-  **BT ##** Boundary Treatment
All boundary fences to have 125mm sq holes at base level to allow free movement of wildlife.
-  **Soakaway**
Wavin Aqua Cell modular crate soakaway system designed to discharge at a greenfield run off rate and sized by qualified engineers to suit roof area of the proposed development and the localised soil infiltration rate as determined from on-site testing. The soakaway should be designed to accord with DCC Sustainable Drainage Design Guidance based on the required 1:100 year (~40%) conditions.



Location Plan

Proposed Site Layout Plan & OS Location Plan for 2 dwelling amended scheme (not to scale)



Approved House Plans for 2 dwellings (not to scale)

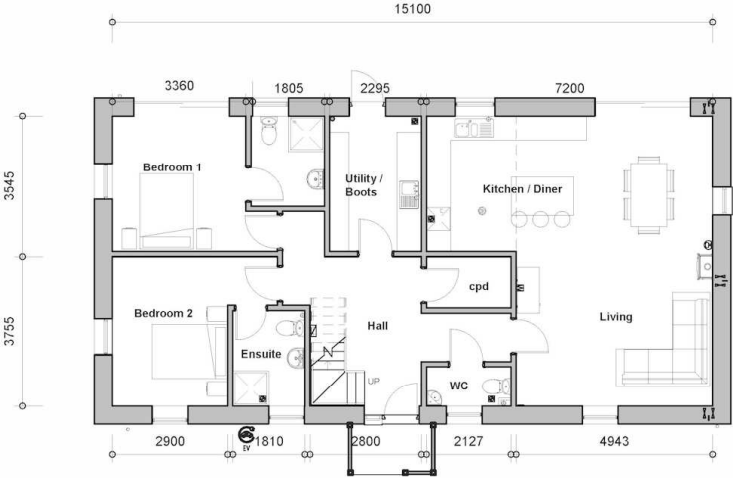


Front Elevation

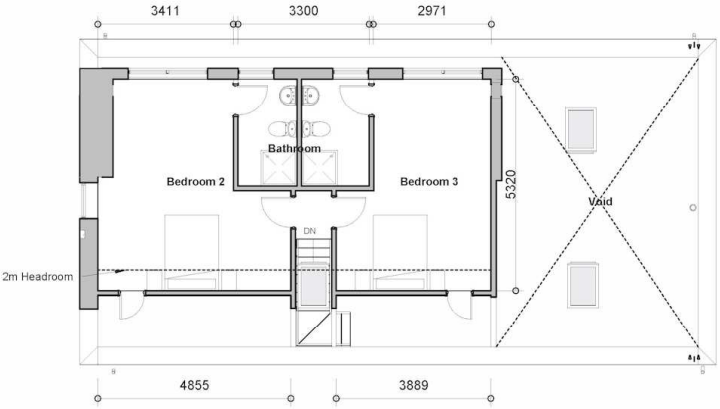
Side Elevation

Rear Elevation

Side. Elevation

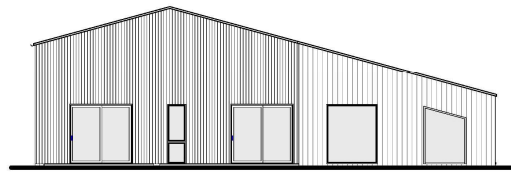


Ground Floor Plan

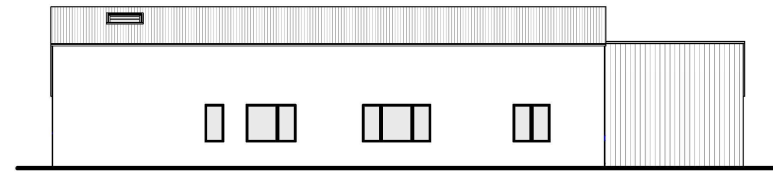


First Floor Plan

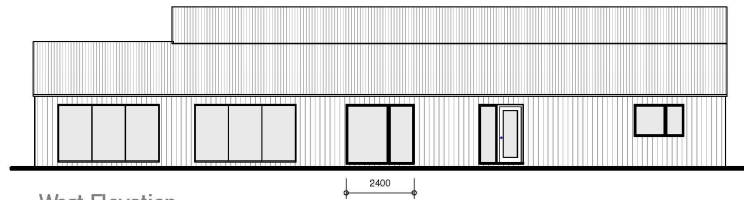
Approved House Plans for Single Dwelling (not to scale)



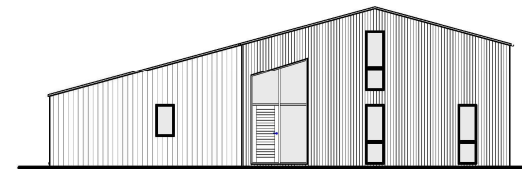
North Elevation
1:100



East Elevation
1:100



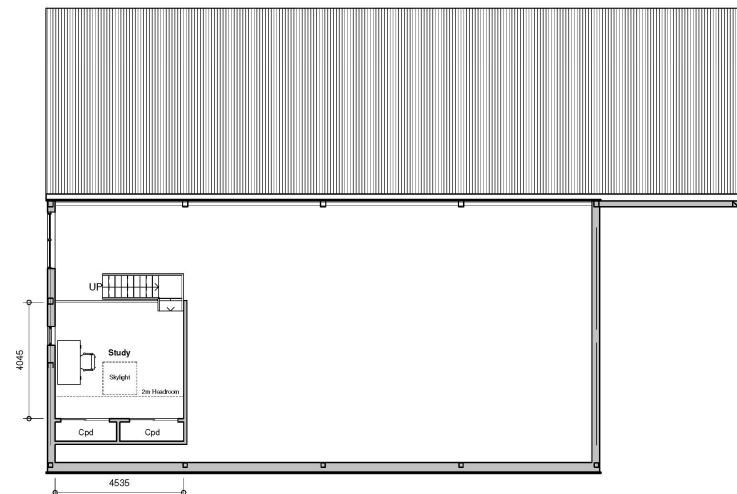
West Elevation
1:100



South Elevation
1:100

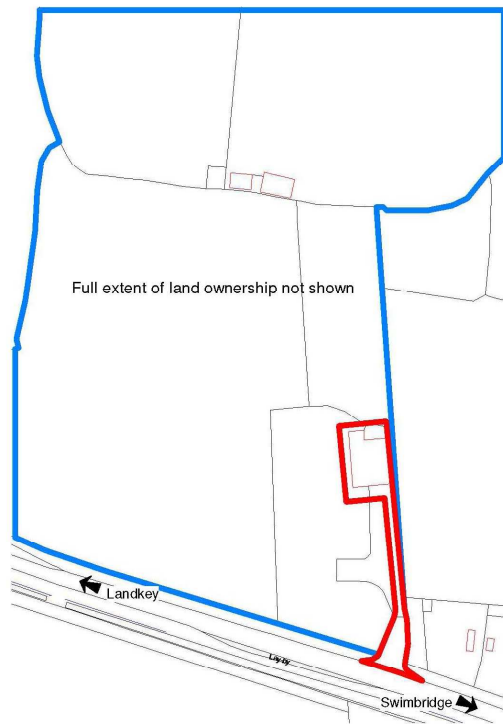


Ground Floor Plan
1:100



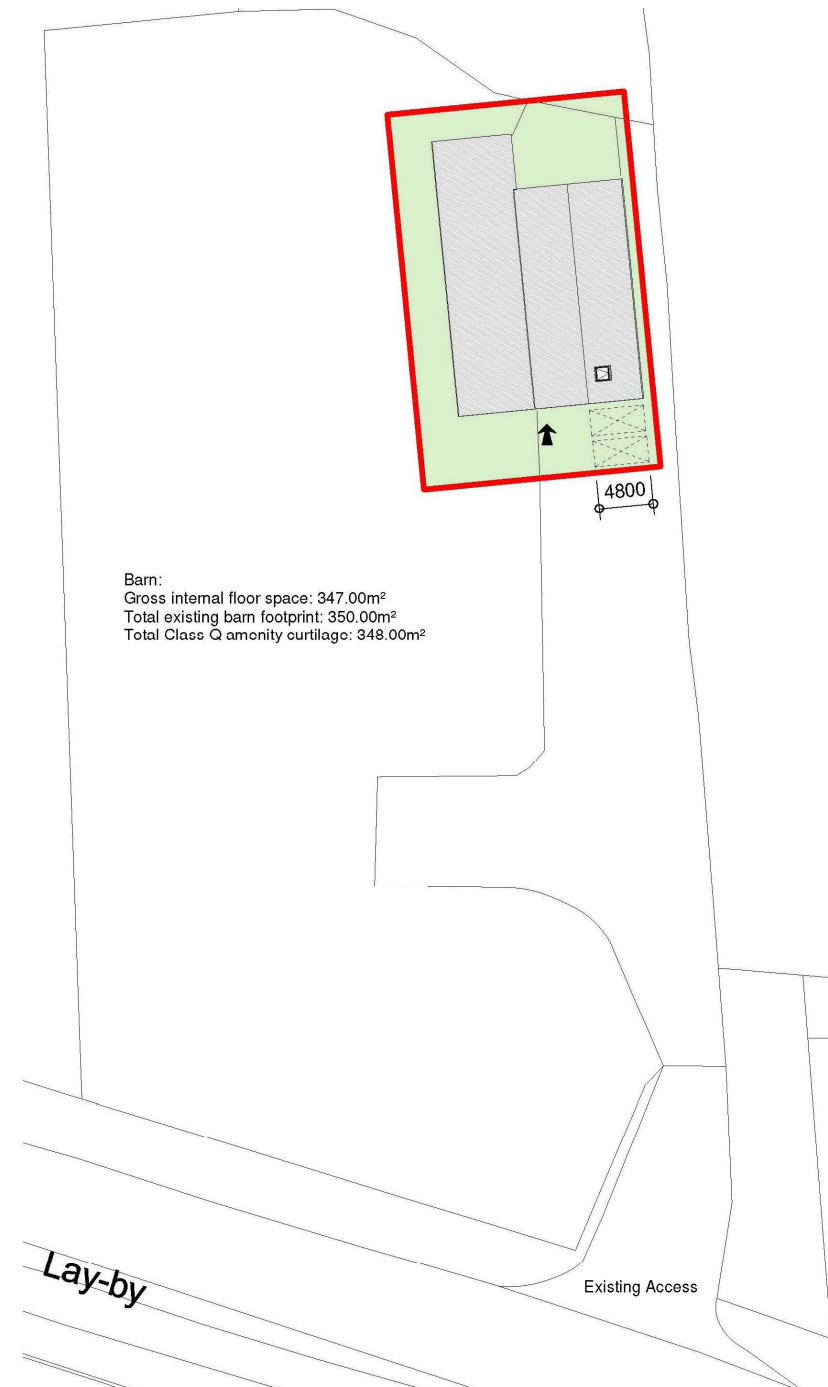
First Floor Plan
1:100

Approved Location & Site Plans for Single Dwelling (not to scale)



Location Plan

1 : 2500





View of the existing barn from the south looking North



Aerial view of the site from the west (approx. boundary in white)