

EXCEPTIONAL FRONTLINE BUILDING PLOT

CROYDE, NORTH DEVON



- Detailed planning permission ref. 77610
- Approval for conversion and extension of extension building
- Proposed three bedroom detached holiday dwelling with parking

‘BEACHSIDE PLOT’ – EX33 1NZ

This site offers a truly ‘once in a lifetime’ opportunity to acquire a development opportunity fronting one of finest beachfront locations in the Westcountry. Detailed planning approval (ref. 77610) has been granted for the renovation and extension of an existing pool house building to form a new holiday dwelling. The approved plans provide for a single storey dwelling with a gross internal floor area extending to c. 121sqm (1303sqft) including three double bedrooms and a large open plan kitchen, dining and living room space with large glazed doors opening onto a spacious garden area, with paved terrace and lawned garden with brick built barbeque. From the garden there are panoramic open views across Croyde Beach. The plot will be sold with the benefit of two off road parking spaces set within a private car park.

CROYDE

Croyde is set on the North Devon coast in a stunning location with a superb 800m long sandy beach and spectacular scenery. Arguably one of the Westcountry’s finest coastal villages and sought after tourist destinations, it is steeped in old world charm and has long been a mecca for surfers, gaining international recognition as part of North Devon’s world surfing reserve.

Croyde offers a wide range of local amenities including traditional stores and pubs, surf shops, restaurants and a variety of accommodation types. There are many outdoor activities to choose from locally (ref: www.croydedevon.co.uk). The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust and within an Area of Outstanding Beauty.

The main town for North Devon is Barnstaple, offering a comprehensive range of shopping and amenities, which is situated c.10 miles east of Croyde via Braunton on the A361.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with offers invited in the region of £750,000.

Interested parties may wish to note that the current owners of the site, as experienced builders in the North Devon area, are open to the prospect of offering a build contract for the approved property. Please contact the Agents to discuss this in further detail.

PLANNING

Detailed planning permission was granted by North Devon Council on 4th January 2024 under reference 77610/FULL for the “Renovation and extension to existing swimming pool building to 1 holiday unit, including new hard landscaping”. Copies of the planning documents are available via a planning and technical information pack which can be requested from KLP.

Interested parties should note that the planning permission is approved with a condition (No. 4) stating that property that is approved is to be occupied as tourism accommodation.

S106 & CIL

The Agents are advised that there are no S106 or CIL charges applicable to the approved planning permission.

UTILITY SERVICES

The Agents are advised that there are utility connections connected to the existing building. Please contact the Agents to discuss further.

VIEWING

Viewings of the site for qualified parties can be arranged through the Agents – **strictly by appointment only**. The site is located off Beach Road at postcode EX33 1NZ. What3words location: [///changing.every.starlight](#)

CONTACT



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Ref: 1041/AM



Proposed plot layout plan
(not to scale)

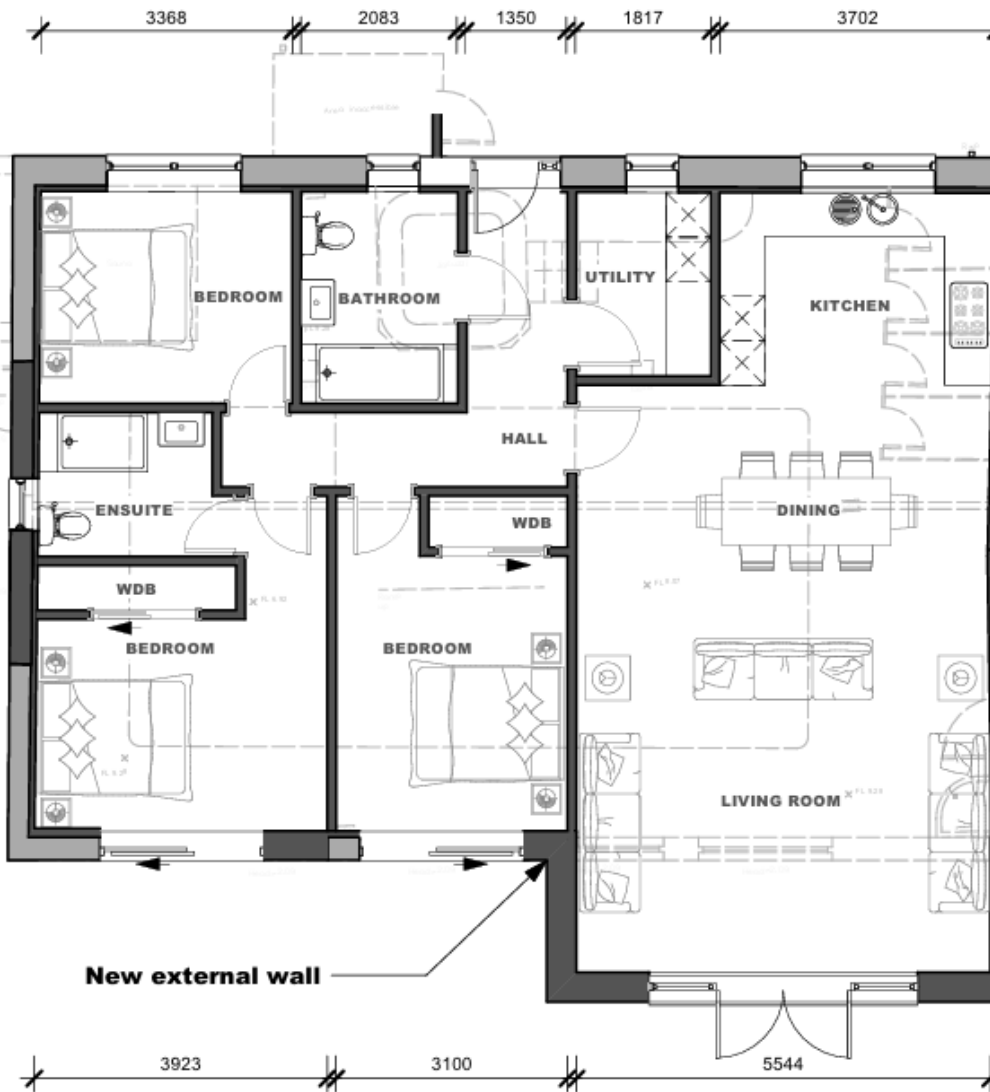


CGI showing approved
property (on the left hand side)



Proposed floor plans
of the approved new
dwelling (not to scale)

Walls to be
removed



Aerial view of the site
showing approximate
boundary of the plot
outlined in white





View of Croyde Beach