

DEVELOPMENT SITE FOR UP TO 5 DWELLINGS

BERRYNARBOUR, NORTH DEVON EX34 9SB



- Planning in principle for 3 – 5 dwellings (Ref. 81667)
- Total site area extends to c. 3.26 acres
- Potential for alternative schemes such as 1 or 2 luxury dwellings*
- For sale by informal tender with unconditional or conditional offers invited

Aerial view showing approximate site location starred



*Subject to all requisite consents

THE SITE – ‘GRATTONS CEDAR LODGES’ - EX34 9SB

KLP are delighted to offer for sale this superb development opportunity set in the coastal village of Berrynarbour in North Devon. Currently occupied by 10 cedar holiday lodges, the site benefits from a grant of planning in principle for the demolition and replacement of the existing lodges with 3 – 5 new residential dwellings. An indicative site layout plan submitted as part of the application (shown overleaf) proposes 2 x 3 bedroom (5/6 person) houses, 2 x 4 bedroom (6/7 person) houses and 1 x 5 bedroom (8/10 person) house – although all details are to be agreed at a technical approval planning stage. The approved application site area extends to c. 1.24 acres and is positioned to the northern end of the land, with access provided to the new development scheme via the existing vehicular entrance into the site. To the south of the approved application site is an area of further land extending to c. 2.02 acres and which is primarily grassland.

Whilst the approved application is for 3 – 5 dwellings, it is the opinion of the Agents that interested parties may also wish to consider alternative development proposals for the site, such as the development of one or two large luxury detached houses taking advantage of the countryside and coastal views, subject to all requisite consents.

BERRYNARBOUR, NORTH DEVON

The site is located on the edge of the village with fantastic views over Berrynarbour to the countryside and sea beyond. The village offers a community post office and store, 13th century village Inn, Church and primary school with outstanding OFSTED rating. The popular North Devon coastal village and beach at Combe Martin is c. 2 miles, Watermouth Bay is also a popular beach and c. 3 ½ miles away is the town of Ilfracombe. Wide open sandy surfing beaches at Woolacombe are c. 9 miles and the village is positioned just outside Exmoor National Park. Barnstaple, the regional centre, is c. 11 miles offering the area's main business

commercial, leisure and shopping venues as well as the District Hospital. At Barnstaple there is access to the North Devon link road, which leads through to J27 of the M5 and to Tiverton Parkway, which offers fast trains to London Paddington in just under two hours.

PLANNING, CIL & TECHNICAL

North Devon Council granted Planning in Principle for a residential development of 3 – 5 dwellings to replace existing lodges, access and drainage on the 11th June 2026 under application reference 81667.

A planning & technical information pack accessed by a link to a drop box is available from KLP on request.

North Devon is not a CIL charging Authority.

UTILITIES

The Agents understand that the existing lodges on the site are connected to mains electricity and water supplies along with private drainage. Prospective purchasers will however need to make and rely on their own enquiries.

METHOD OF SALE

The freehold site is offered for sale by informal tender with a closing date to be confirmed in due course. The Agents invite proposals on either / or an unconditional basis subject to contract only, or alternatively a conditional, subject to planning basis.

VIEWING - Strictly by appointment with KLP on 01392 879300

What3words – [///singers.parties.removers](https://www.what3words.com/singers.parties.removers)

AGENTS NOTE

Interested parties should note that there is a defined right of way for 5 neighbouring dwellings over a 9ft strip of land on the eastern boundary of the site for the purposes of accessing the rear of their dwellings. Please contact the Agents for further details in this regard.

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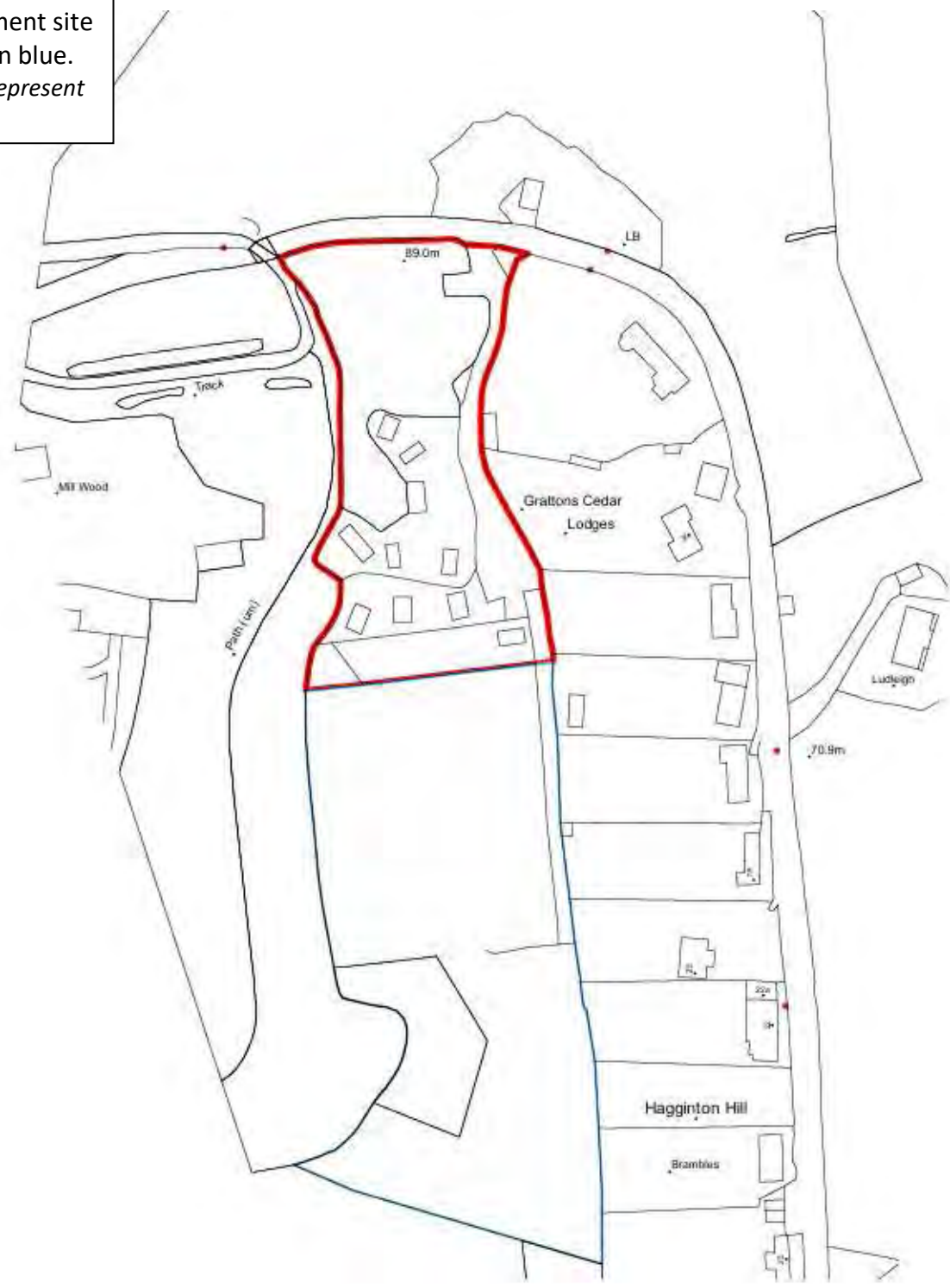
Ref: 1161/AM

Historic aerial image showing the site when operating as a holiday lettings business.



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Location plan with approved development site outlined in red, and additional land in blue.
Please note the outlined areas may not represent the exact legal title boundary.



0m 1m 2m 0m 2m 4m 0m 4m 8m 0m 10m 20m
1:50 1:100 1:200 1:500

Indicative site layout plan
Not to scale

EXISTING TEN
HOLIDAY LODGES
TO BE REMOVED

EXISTING TREES RETAINED

PRIVATE
ACCESS ROAD WITH
EXISTING ENTRANCE
& UTILITY CENALS

TRACTED AREA
GRASSCRAFT OR
SIMILAR TO PROVIDE
VEHICLE TURNING
FOR EMERGENCY
VEHICLES

ADJACENT LAND FOR
POSSIBLE COMMUNITY
USE &/OR BNG TO
ENTRANCE LANDSCAPE

PROPOSED BIN STORE &
DRY RISER FOR EMERGENCY
SERVICES

HAGGINGTON HILL

EXISTING ADJACENT
HOUSES

PROPOSED NEW
HEDGES

EXISTING ADJACENT BUILDINGS

PROPOSED ACCOMMODATION

2 x 3 BED 5/6 PERSON HOUSES

2 x 4 BED 6/7 PERSON HOUSES

1 x 5 BED 8/10 PERSON HOUSE

5 PTAL HOUSES, GARAGES
& PARKING

INDICATIVE LAYOUT

SUBJECT TO LA APPROVALS

argp
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PROJECT: PROPOSED HOUSES
REPLACING LODGES
GRATTON CEDAR LODGE

CLIENT:
BRICKS FINANCE LTD

DRAWING TITLE:
INDICATIVE LAYOUT

Only written drawings to be used for construction. All drawings to be checked on site by the contractor and any errors reported to the Architect before any work proceeds. No responsibility is taken for the consequential loss or damage or any other matters arising out of defects or omissions in the drawing where the Architect is not employed for the full 'fee services' as defined in the RIBA Conditions of Engagement.

DATE: 5/20/26
DRAWN: N/A
SCALE: 1:500 ±
DRAWING NUMBER: 25085/01
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Aerial view showing approximate site outlined in white

