

UNIQUE LAND PARCEL ADJACENT CROYDE BEACH

CROYDE NORTH DEVON EX33 1QE

- Approximately 0.5ha/1.23acres
- Covenant restricting use to agriculture or husbandry
- Stunning location, backing onto sand dunes and beach
- Offers Invited in excess of £250,000

white line denotes approximate land parcel

THE LAND – EX33 1QE

KLP are delighted to offer this stunningly situated land parcel located immediately behind sand dunes on the southern edge of Croyde Beach. The land area extends to approximately 0.5ha/1.23acres and offers road frontage onto the B3231. The land which falls very gently south to north is greenfield, located on the fringe of the village approximately 1km from the centre as you approach from the south. Existing residential dwellings are located to the east and west.

Planning permission was granted for three dwellings on appeal and a Certificate of Lawful Use or Development confirming a material operation has taken place, has been issued. The land however is subject to a Deed of Covenant dated 15 January 1963 in favour of the National Trust preventing development and attempts to lift the covenant have so far been unsuccessful. The covenant restricts the use to “cultivation of the said land or any part thereof in the ordinary course of agriculture or husbandry in accordance with the custom of the country.”

CROYDE

Croyde is a stunning location with a superb sandy beach and spectacular scenery. The village is steeped in old world charm with great input into the area by the surfing community, tourism and walkers. Today you can find great places to stay, eat and drink in a good variety of establishments in the area together with many outdoor activities to choose from. (ref: www.croydedevon.co.uk)

Located on the west facing Atlantic coastline of North Devon, 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, which is situated c.10 miles east of Croyde via Braunton on the A361.

PLANNING

Planning permission was granted on appeal, letter dated 29 Sept 2017 ref: APP/X1118/W/17/3172416, following a refusal of planning permission by North Devon District Council (NDDC) ref 61293 for 3 dwellings, dated 26 May 2016.

Discharge of Conditions 10 and 11 (ref: application 61293) was approved by NDDC under reference 64940 dated 20 Sept 2018.

NDDC issued a Certificate of Lawful Use or Development dated 11 Sept 2020 under application 71794 confirming that the operations which have been commenced, constitute compliance with the planning permission, ie, the laying out of a road or part of a road.

An information pack which includes the restrictive covenant, is available on request via a Drop Box link.

METHOD OF SALE

For sale by Private Treaty - Offers Invited in excess of £250,000

VIEWING

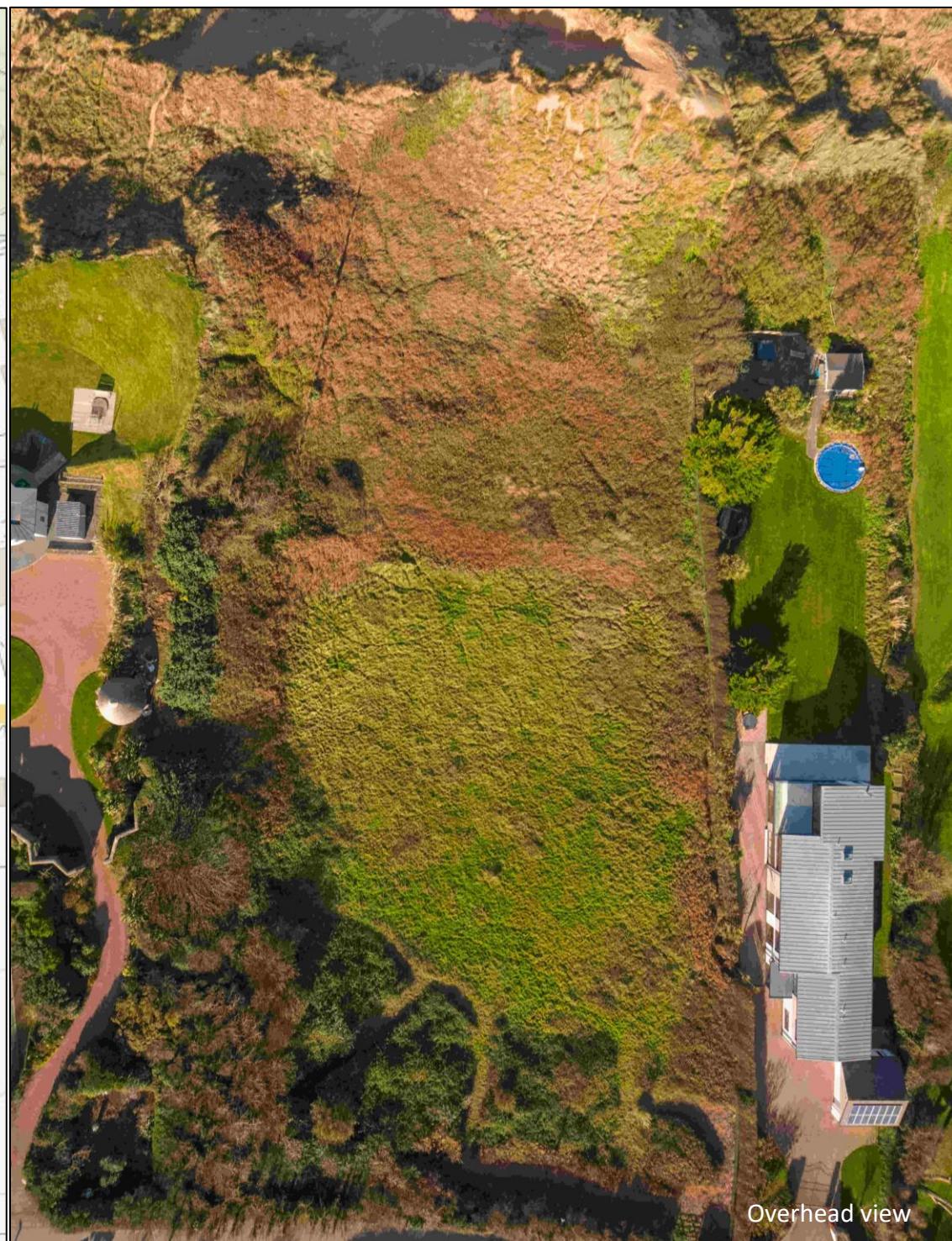
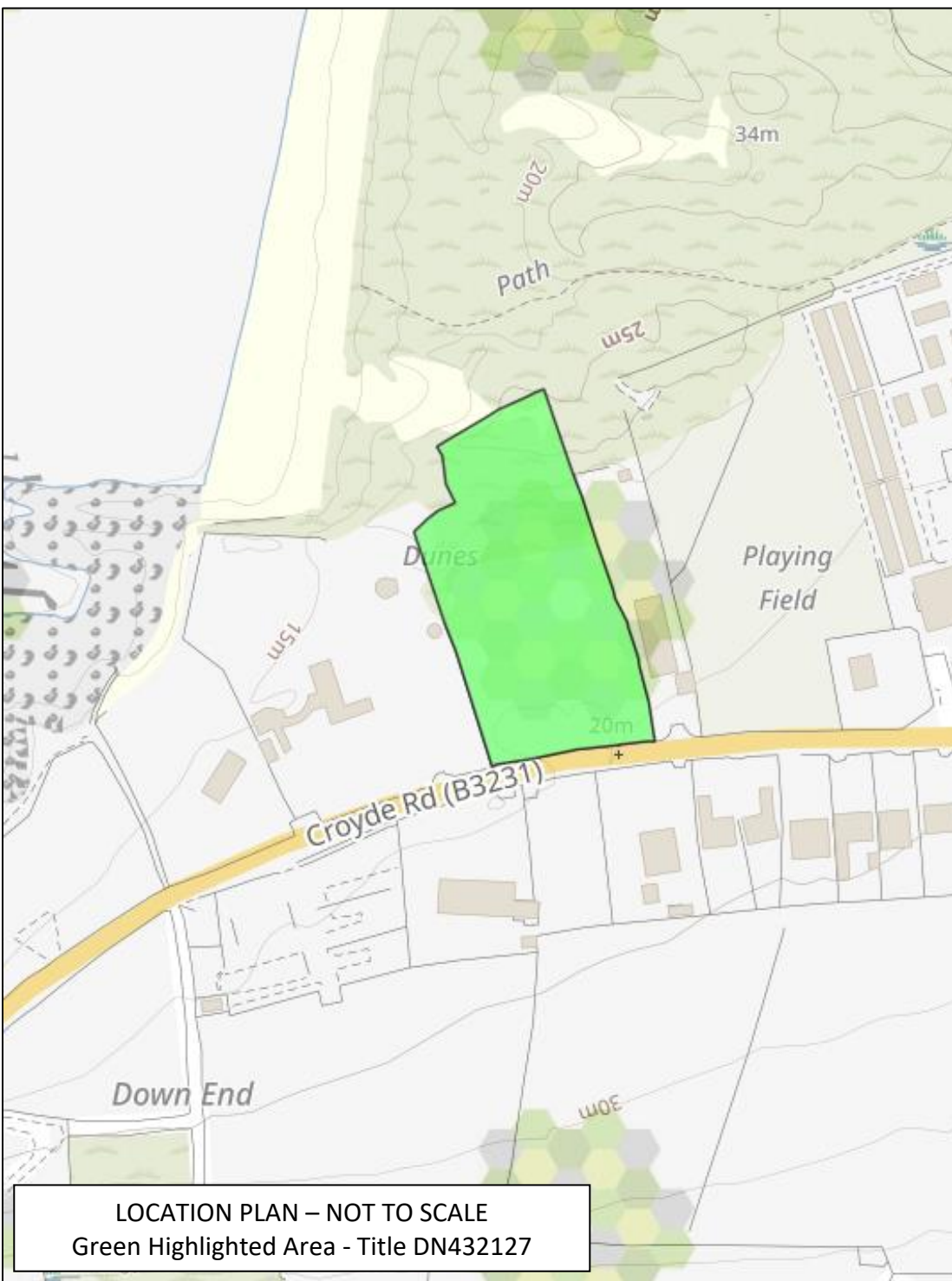
Strictly by appointment with KLP what3words – earphones.flap.typist

CONTACT – Darryl Hendley



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300 DD 01392 925131
07850 275265

Ref: 273/DH/R1





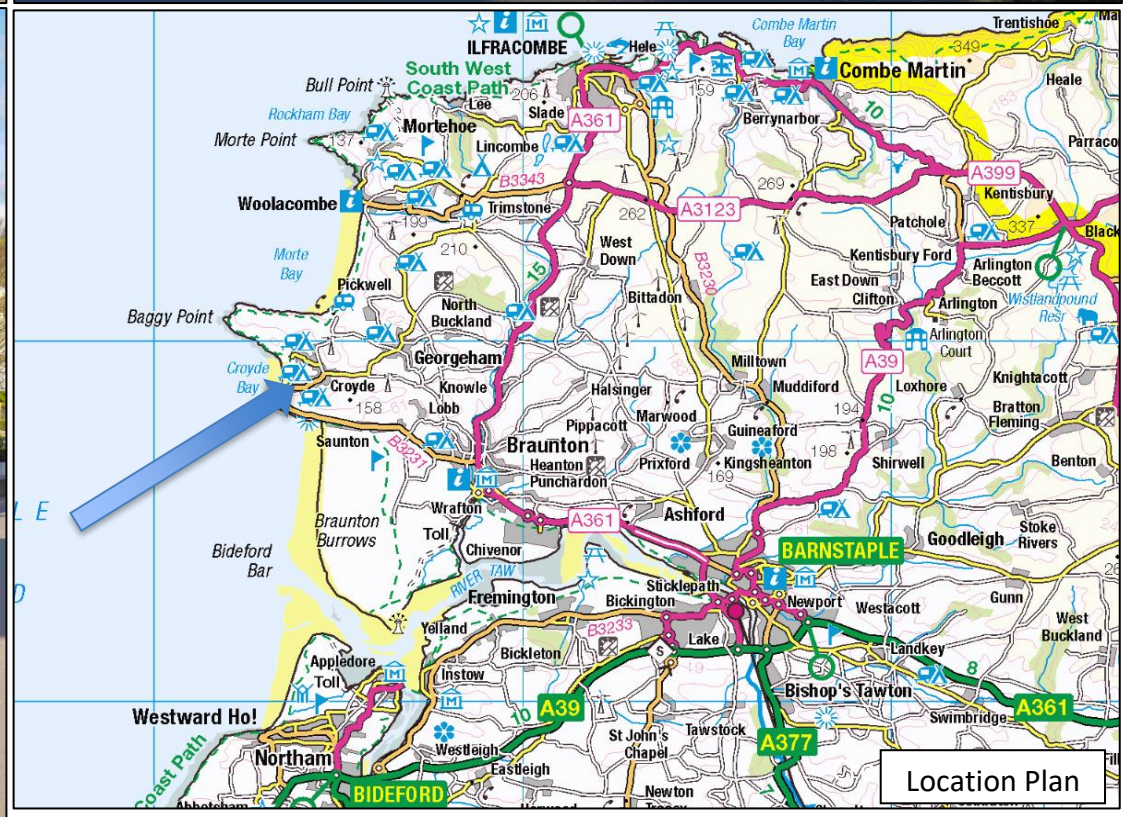
Croyde street scene



Croyde street scene



Croyde street scene



Location Plan



Blue arrow denotes approximate location