

# SINGLE BUILDING PLOT FOR NEW CONTEMPORARY REPLACEMENT DWELLING, SANDY LANE, WOOLACOMBE



- Detailed Planning Permission (ref. 64118)
- Two storey reverse layout property proposed c. 1942sqft G.I.A
- Guide Price £300,000

*View of the existing detached bungalow and detached double garage*

## THE PLOT – EX34 7EX

An exciting opportunity to acquire a building plot just over 1 mile from Woolacombe and Morthoe on the North Devon coast. The plot benefits from detailed planning consent for the demolition of an existing bungalow and detached double garage, and its replacement with a new contemporary two storey house and garage. The new property is proposed with a gross internal floor area of c. 180.45sqm (1942sqft). The house which has been designed to meet passivhaus standard, offers a reverse level layout with an open plan kitchen/lounge/dining area on the first floor along with an office and master bedroom suite with dressing room. These rooms will offer views over local countryside and towards the coast. On the ground floor are two further bedrooms, a bathroom, plant/utility room, spacious lobby and garden room/bedroom 4. The plot extends to approximately 0.1 hectares (0.23 acres).

## WOOLACOMBE

The desirable North Devon village of Woolacombe is renowned for its 2.5 mile 'blue flag' beach and has become one of Devon's premier surfing locations. The village offers a wide range of facilities including shops, bars, restaurants and leisure activities. Croyde and Saunton, with its Championship golf course are a short drive from the plot and Barnstaple, offering a comprehensive range of facilities one would expect of such a large town is c. 12 miles away.

## VIEWING

Please contact the vendors sole agents KLP to arrange to view the plot.

## METHOD OF SALE

Offers are invited from a Guide Price of £300,000

## SERVICES

The Agents are informed that mains electricity, water and BT connections exist to the current property and foul drainage is currently serviced by a private system located in the rear garden, Interested parties are advised to make and rely upon their own enquiries of the relevant services providers.

## PLANNING, S106 & CIL

North Devon District Council granted detailed planning permission (Ref. 64118) for the 'Demolition of existing dwelling and erection of a dwelling and garage' on the 23<sup>rd</sup> January 2018. The Agents are advised there are no S106 or CIL contributions applicable to the approved development. Copies of the plans, planning permission and associated documents are held on file by the agents and can be emailed upon request.

## DIRECTIONS

From Barnstaple proceed to Braunton on the A361, following the road through Braunton and Knowle and north for further c. 4 miles until reaching the roundabout at Mullacott Cross. Take the first exit signed for Woolacombe and follow the B3343 for c. 1.7 miles before taking a right hand turn towards Morthoe (Morthoe Station Road). Follow this for c. 0.5 miles before turning left into Sandy Lane, where the property can be found - 4<sup>th</sup> on the left.

## CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: alex@klp.land

Tel. 01392 879300

**Ref: 319/AM**

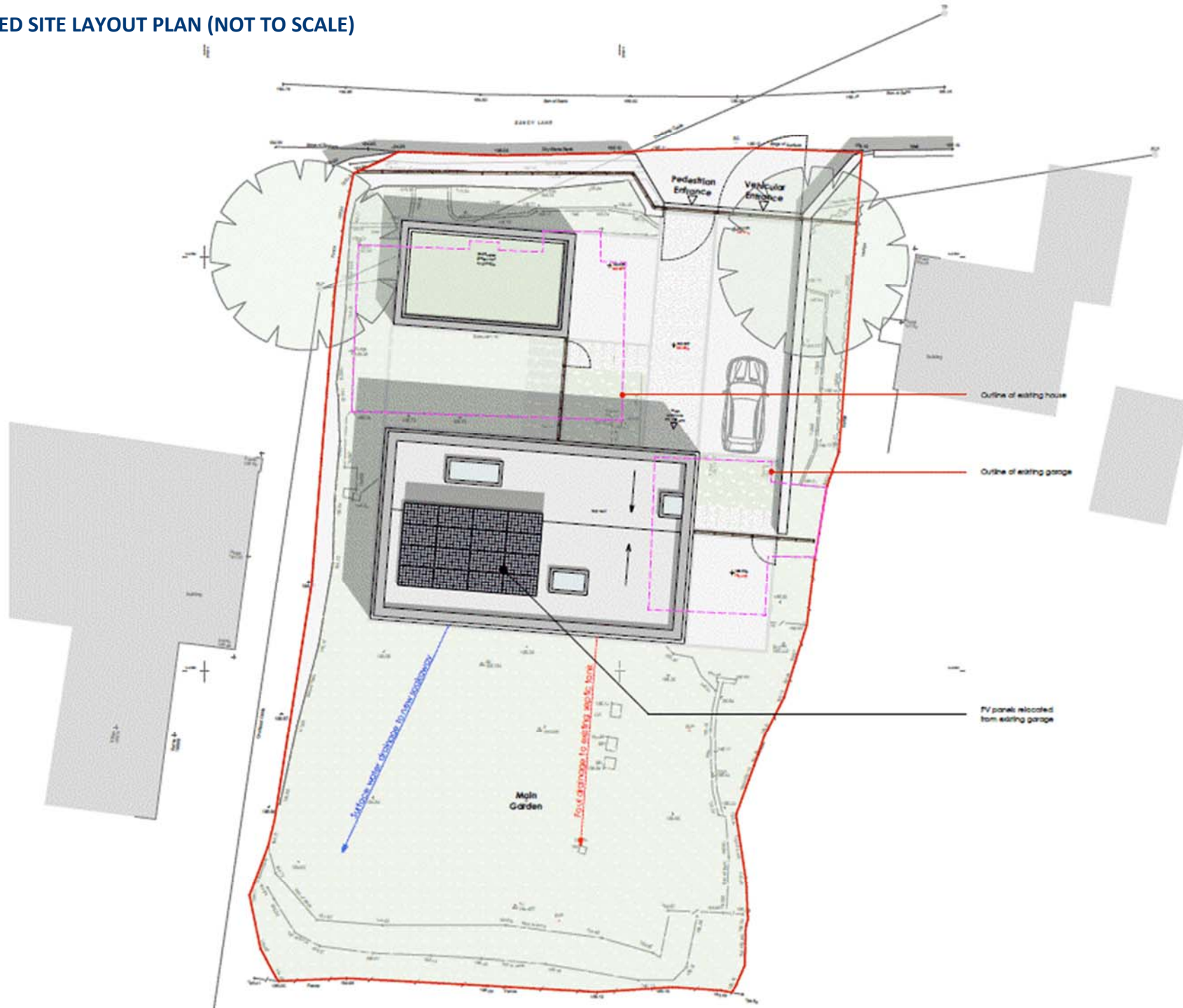
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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

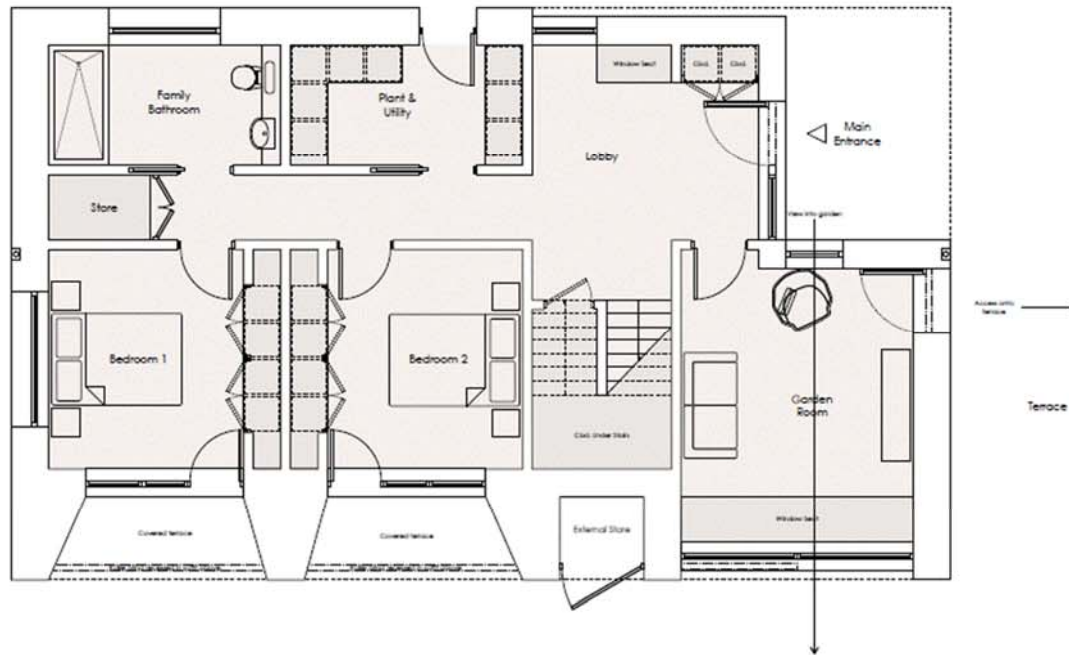


CGI's OF PROPOSED PROPERTY

# PROPOSED SITE LAYOUT PLAN (NOT TO SCALE)

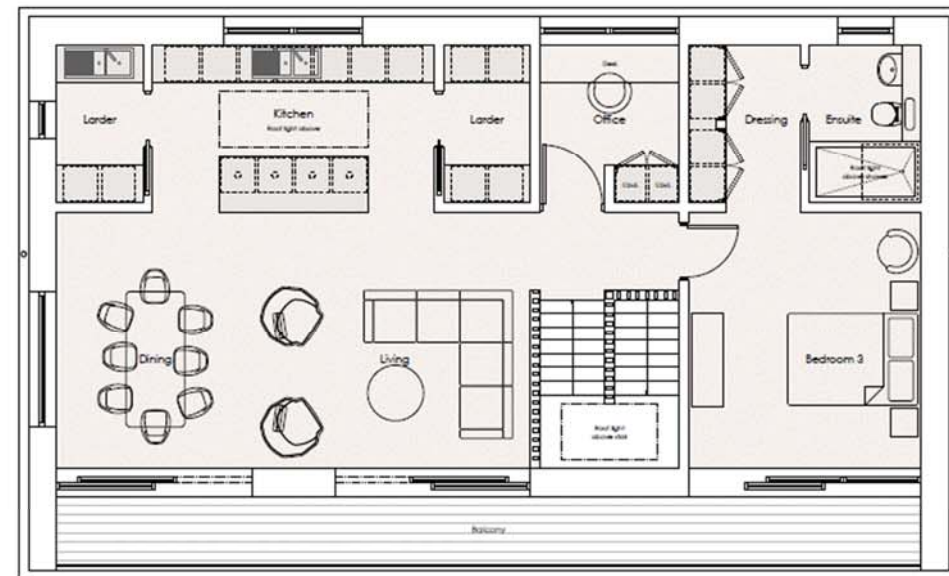


**PROPOSED HOUSE PLANS AND SCHEDULE OF ACCOMODATION (NOT TO SCALE)**



**Lower Floor (Excludes garage)**  
 Area = 91.06m<sup>2</sup>  
 Total Area = 180.45m<sup>2</sup>

Room	-	Proposed	1545 2 0101B
Bedroom 01	-	13.3m <sup>2</sup>	13.3m <sup>2</sup>
Bedroom 02	-	13.3m <sup>2</sup>	13.3m <sup>2</sup>
Family Bathroom	-	7.3m <sup>2</sup>	8.6m <sup>2</sup>
Garden Room	-	16.69m <sup>2</sup>	16.7m <sup>2</sup>
Utility	-	7.3m <sup>2</sup>	6.9m <sup>2</sup>



**Upper Floor**  
 Area = 89.4m<sup>2</sup>  
 Total Area = 180.45m<sup>2</sup>

Room	-	Proposed	1545 2 0101B
Living + Dining	-	34.0m <sup>2</sup>	31.7m <sup>2</sup>
Kitchen (inc stores)	-	17.5m <sup>2</sup>	17.8m <sup>2</sup>
Kitchen + Living + Dining	-	51.4m <sup>2</sup>	49.5m <sup>2</sup>
Office	-	5.6m <sup>2</sup>	5.7m <sup>2</sup>
Master bed	-	15.6m <sup>2</sup>	15.6m <sup>2</sup>
Ensuite	-	4.8m <sup>2</sup>	4.6m <sup>2</sup>
Dressing	-	4.8m <sup>2</sup>	4.6m <sup>2</sup>



**Clockwise from top left: Google Earth image showing plot outlined in relation to Woolacombe Beach; Coastal views from rear garden; Rear garden of existing property; View from plot across farmland to the north-west.**

THE RENOWNED BEACH AT WOOLACOMBE – SITUATED c. 1.2 MILES FROM THE PLOT



THE SPECTACULAR NORTH DEVON COASTLINE NEAR MORTHOE - c. 1.23 MILES FROM THE PLOT

