



## **1 Acre Building Plot, Stoke Rivers, Barnstaple, Devon, EX32 7LD**

**Guide price £350,000**

A RARE OPPORTUNITY TO PURCHASE 1 ACRE PLOT FOR TWO RURAL BUILDING SITES THE FIRST A 2500 PLUS ft 2 DETACHED TWO STOREY DWELLING SET ON THE EDGE OF STOKE RIVERS A PLEASANT WELL LOCATED VILLAGE ONLY 10 MINS DRIVE FROM BARNSTAPLE ON THE WAY UP TO THE EXMOOR NATIONAL PARK. THE SECOND CONSENT IS FOR A REQUIRED BUILD OF A LOCAL NEEDS DWELLING PLEASE CONTACT THE AGENTS FOR FULL DETAILS. PLANNING REF 63019





### THE SITE

The sites are located on the edge of Stoke Rivers village which lies between Barnstaple and the Exmoor National Park in rural North Devon with easy access to the Coast and famous Beaches. The two properties are located on a generous 1 acre plot with access directly on to the adjacent council road. From this rural site which has wonderful extended views to the Taw Estuary with Barnstaple and the A361 being only 10 Mins drive.

### PLANNING PERMISSION

Planning Permission was granted on the 14 Oct 2019 from North Devon Council ref 63019 for 1. FULL PERMISSION FOR ERECTION OF ONE OPEN MARKET DWELLING WITH DETACHED GARAGE & ASSOCIATED WORKS & OUTLINE APPLICATION FOR THE ERECTION OF ONE LOCAL NEEDS DWELLING full details can be downloaded from North Devon Council planning Portal together with the related S 106 Agreement.

### DIRECTIONS

From Barnstaple follow the road towards Bratton Fleming and upon reaching Chelfham turn right under the famous Former Barnstaple to Lynton Railway and travel up the hill and just as you enter Stoke Rivers the Site entrance can be found on the Left Hand side marked with a For Sale Sign.

### LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

### METHOD OF SALE

The property will be offered for sale by private treaty.

### TENURE

The property is freehold and will be offered for sale with vacant possession.

### SERVICES

Mains electricity, Drainage & Water are all close by.

### VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

