



The Building Site, Milltown, Muddiford, Barnstaple, Devon, EX31 4HF

Guide price £225,000

A LOCAL NEEDS 2.25 ACRE BUILDING SITE SET BETWEEN MARWOOD AND MILLTOWN 3.5 MILES NORTH OF BARNSTAPLE WITH FAR REACHING VIEWS UP TO THE EXMOOR NATIONAL PARK IN GLORIOUS NORTH DEVON. MAINS WATER AND ELECTRIC CLOSEBY LARGE PLOT WITH ADJACENT PADDOCK. NORTH DEVON COUNCIL REF 74055.



THE SITE

The planning permission granted shows a detached single storey dwelling with a floor area of around 200m² with the South Elevation of glass, internal accommodation of Kitchen, Dining area, Lounge, Utility, Hall, 4 Bedrooms, family bathroom the master Bedroom being ensuite. There is a separate Entrance drive from the council road leading to a large car parking and turning area. The whole site extends to approx 2.5 Acres and is set in a very rural of North Devon with lovely views over the surrounding countryside.

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.

DIRECTIONS

From Barnstaple and the NDDH drive to Muddiford pass through the hamlet and turn left just as you enter Milltown towards Whiddon. At the first Junction bear right and then climb up the hill past the primary school and the site will be found on the left handside.

LOCAL AUTHORITY

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

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

PLANNING

Planning permission has been granted for the construction of a single storey dwelling by virtue of planning consent number 74055 decision date 3 Dec 2021 subject to local needs occupancy restriction set out in a section 106 agreement copy available from the agents and from the North Devon Council planning website. The occupancy is restricted to those that have lived initially in the Parish, adjoining Parishes and the Local Planning Authority area for at least 5 years.

SERVICES

Mains Electric and Water are available close to the site. Proposed Private Drainage by sewage treatment plant.

TENURE

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

THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

