



Investment Land at Claypits, Roundswell, Barnstaple, Devon, EX31 3WJ

Guide price £300,000

AN OPPORTUNITY TO PURCHASE TWO DETACHED RESIDENTIAL BUILDING PLOTS EACH OF 140 m² WITH ACCESS OVER AN EXISTING LANE SITUATED ADJACENT TO THE POPULAR ROUNDSWELL DEVELOPMENT ON THE WESTERN OUTSKIRTS OF BARNSTAPLE. FURTHER ADJACENT LAND AVAILABLE BY SEPARATE NEGOTIATION.



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

What Three Words //prune.earlobes.dares. From the A39 Roundswell Roundabout drive to the second roundabout where turn Left onto the Old Bideford Road, right at the next roundabout then left into Claypits road then ahead to Hgr Gorse Road where the land will be found on the left marked with a for sale board.

THE SITES

This is a pair of building sites with access over an existing concrete drive (edged in yellow on attached plan) situated in a popular part of Barnstaple with easy access on to the A39. The sites adjoin Hgr Gorse road via a pedestrian access and are sat close to some naturally generated woodland parts of which may be available by separate negotiation. The site is level close to existing services and would create to large detached properties with gardens and access driveway.

PLANNING PERMISSION

The sites have approval for development by virtue of application number 73208 from NDC.

<https://planning.northdevon.gov.uk/Planning/Display/73208>

AGENTS NOTE

There is more land available adjacent to the site by separate negotiation with space for a possible further 18 dwelling houses..

SERVICES

Mains water and Mains Electricity are nearby.

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.

MAPS & PLANS

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

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.

