

DEVELOPMENT SITE FOR 17 DWELLINGS

GOODLEIGH, BARNSTAPLE, EX32 7LU



- Detailed Planning Permission (Ref. 64973 & 73942)
- Full planning & technical pack available
- Offers invited in the region of £1,250,000



View across the site looking north east towards the village

THE SITE - EX32 7LU

A superb opportunity to acquire a greenfield development site with the benefit of full detailed planning permission for the construction of 17 dwellings. It is situated on the south western edge of the village of Goodleigh, next to the Village Hall with attractive far-reaching rural views, and just a short distance to Barnstaple town centre which is circa 2.5 miles to the west.

The site is currently used as agricultural pasture land and the Red Lined Planning area extends to approximately 1.28 hectares (3.16 acres). The remaining field is also within the vendor's ownership and includes the area for the broadleaf tree planting area, which forms part of the planning permission.

METHOD OF SALE

Offers are invited in the region of £1,250,000 for this freehold site.

SITUATION

Situated just to the east of Barnstaple and west of Exmoor, Goodleigh is a rural village with a Primary School, Pub and Village Hall. Nearby Barnstaple which sits astride the River Taw is the largest town in North Devon and offers a good range of shops, schools, services and amenities.

The North Devon coast and in particular the sandy surfing beaches of Instow, Croyde, Saunton (also with a championship golf course), Woolacombe and Putsborough are all nearby and readily accessible.

Exmoor National Park is also within close proximity and the Tarka Line links Barnstaple to the main railway network at Exeter. Road access to the M5 is via the A361 North Devon Link Road.

VIEWING

In the first instance please contact the agents on 01392 879300.

PLANNING

North Devon Council granted full detailed planning permission on 24th July 2020 (**Ref.64973**) for the erection of 17 dwellings, junior playing pitch, public open space, footway links to the village hall and Coombe Farm County Wildlife site, 20 community use car parking spaces and associated drainage and landscaping infrastructure on land at Coombe Cross, Goodleigh.

A non-material amendment (**Ref.73942**) for a variation to the approved site plan was approved on 22nd October 2021.

An application for Discharge of Conditions (Ref.73082) in respect of conditions 7, 8, 12, 16, 17, 18, 19, 20, 22, 23, 26, 27 and 29 of planning consent 64973 was partially approved on 26th July 2022, with further details required to be submitted to discharge condition 26 (LEMP).

The associated S106 agreement details items such as 30% affordable housing requirement and various contributions towards education, off-site public open space, etc.

PLANNING & TECHNICAL INFORMATION

A comprehensive planning and technical information pack is available upon request from the agents. Interested parties should make and rely upon their own enquiries of North Devon District Council and the relevant services/utilities providers.

CONTACT – REF: 606/R4



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB

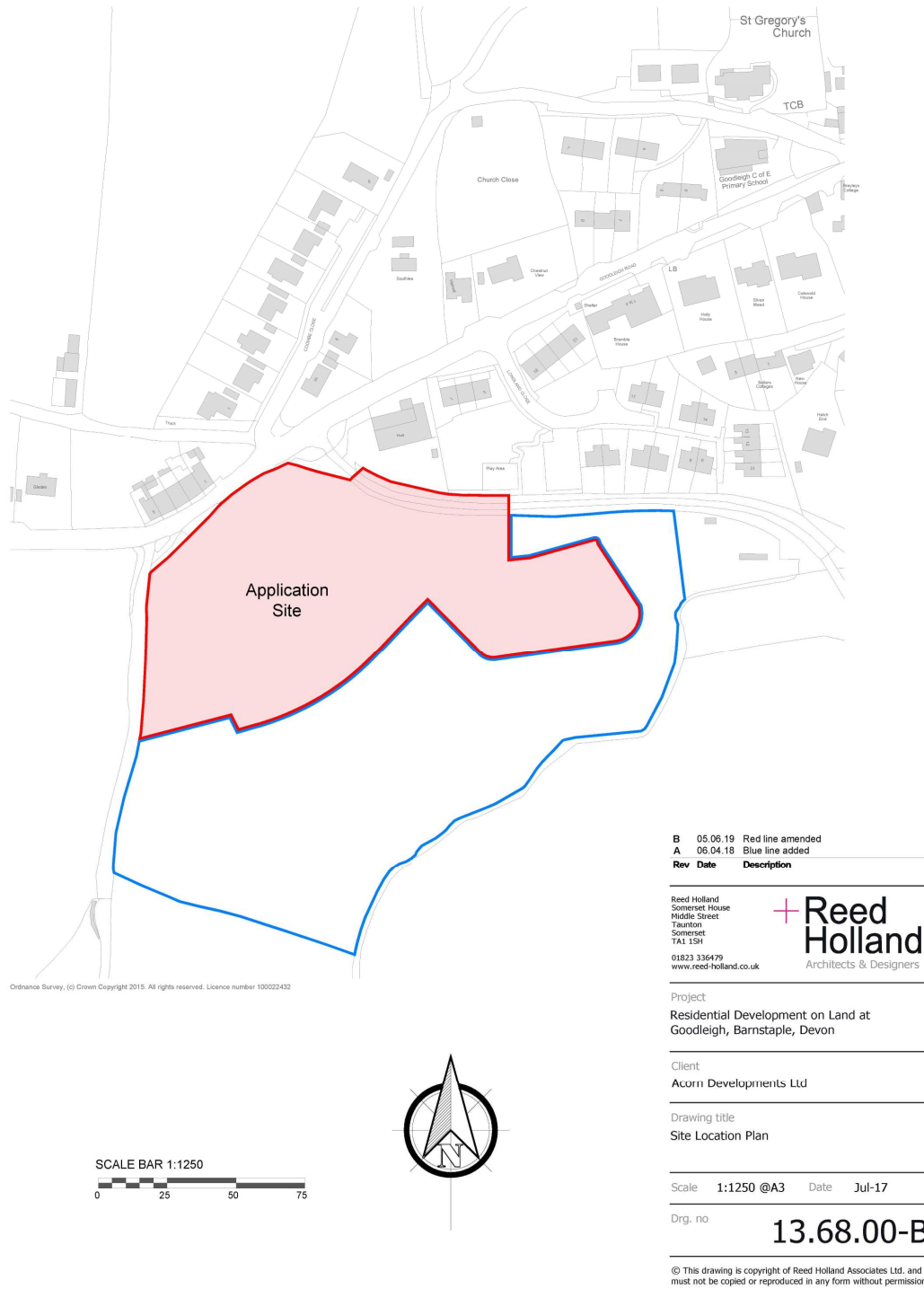
Attn: Philip Taverner

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APPROVED LOCATION PLAN (not to scale)



OS LOCATION MAP





Approved Site Plan (Planning Ref.64973) (not to scale)

Case	State	Investigation	Age
10-20-21	Illinois	Illinois	21



Drawn Diagram	Drawn Path	Checked Checked
Scale 1 : 200		

project no:	drawing no:	rev:
715	010	



View from the site (approx. rear of Plot 8) looking east