

SINGLE BUILDING PLOT FOR STUNNING DETACHED HOUSE

LAND AT WOOD BARTON COMBE MARTIN

NORTH DEVON EX34 0NE

- Full Planning Permission – Application 74418
- Contemporary sustainable 3 bedroom dwelling, c.182sqm/1959sqft NIA
- Approximately 0.11 Ha / 0.27 acres
- Guide Price £225,000

view of plot looking west

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX24 ONE

KLP are delighted to offer this prime single building plot situated on the southern fringe of Combe Martin located on the North Devon coast. The plot benefits from full planning permission for the erection of a substantial, detached sustainable 3 bedroom dwelling which we understand extends to approximately 182sqm/1959sqft.

The plot is rectangular in shape with a gentle fall north to south and is situated south of the A399 from where the access is derived. The access will be shared with Wood Barton. The land is currently part of the garden of Wood Barton and is laid to grass with established boundaries to the north, east and south. The new west boundary with Wood Barton is denoted by a recently erected wooden fence.

The planning approval shows the proposed new dwelling to be a bespoke, two storey detached dwelling of contemporary design with an attractive mix of stone and wood elevations and large windows in the south and east elevations to take advantage of the lovely countryside views.

On the ground floor an entrance hall leads to a boot room, w/c and snug, beyond which is a large open space with kitchen, dining and living areas. Stairs from the hall lead to the first floor which offers two ensuite bedrooms (one with its own private balcony), a third bedroom and bathroom.

COMBE MARTIN, NORTH DEVON

Combe Martin is an attractive village located on the beautiful North Devon coast about 4 miles east of Ilfracombe with a sheltered cove and sandy beach. The village is situated on the northwest edge of the Exmoor National Park.

The village offers a range of local shops and amenities including a small number of pubs/restaurants, churches and a primary school. A wider selection of shops and services can be found at nearby Ilfracombe, or alternately at Barnstaple, the main town in North Devon which is located approximately 11 miles to the south.

PLANNING

North Devon Council granted full planning permission under application 74418 for the erection of a detached sustainable dwelling including minor landscaping works at Wood Barton, Wood Lane, Combe Martin, Ilfracombe, Devon, EX34 ONE dated 02 February 2022.

A planning information pack is available upon request via a drop box link.

COMMUNITY INFRASTRUCTURE LEVY

A community infrastructure levy is not currently charged in North Devon Council area.

NOTE – Three private water supplies with easement rights cross the plot north to south. A new connection to serve these supplies has been agreed with SWW. The extinguishment of the easement rights has also been agreed. The pipes crossing the plot will be redundant once the new connection works have been completed.

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty - Guide Price £225,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

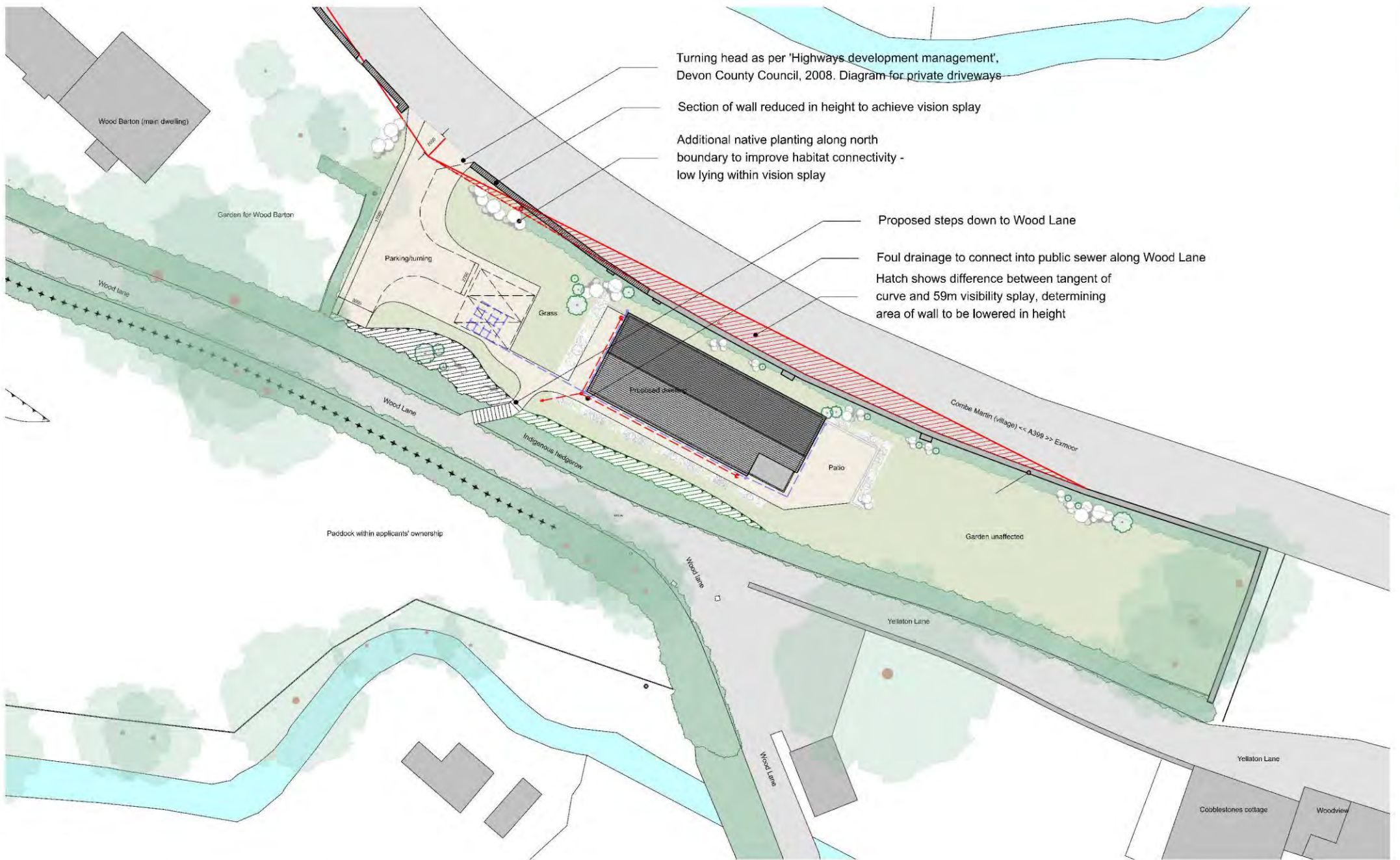
All viewings need to be via appointment with KLP on 01392 879300.

CONTACT – Darryl Hendley



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Ref: 762/DH/R3



North



01	Revision as per highway authority comments	19.01.22	01
02	Planning application issue	21.08.21	02
03	Revision	02.09.21	03

Note:

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Scale for planning purposes only

PROPOSED SITE PLAN - NOT TO SCALE

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OCR
RIA

New dwelling at Wood Barton, Combe Martin

Proposed site plan

Issue 3, 02.09.21

Project No

2020

Type

P

Number

007

Rev

01



view of access looking east



view from plot looking south east



view from plot looking south west



Combe Martin beach and cove



CGI – proposed south elevation



CGI – proposed master bedroom



CGI – proposed stairs



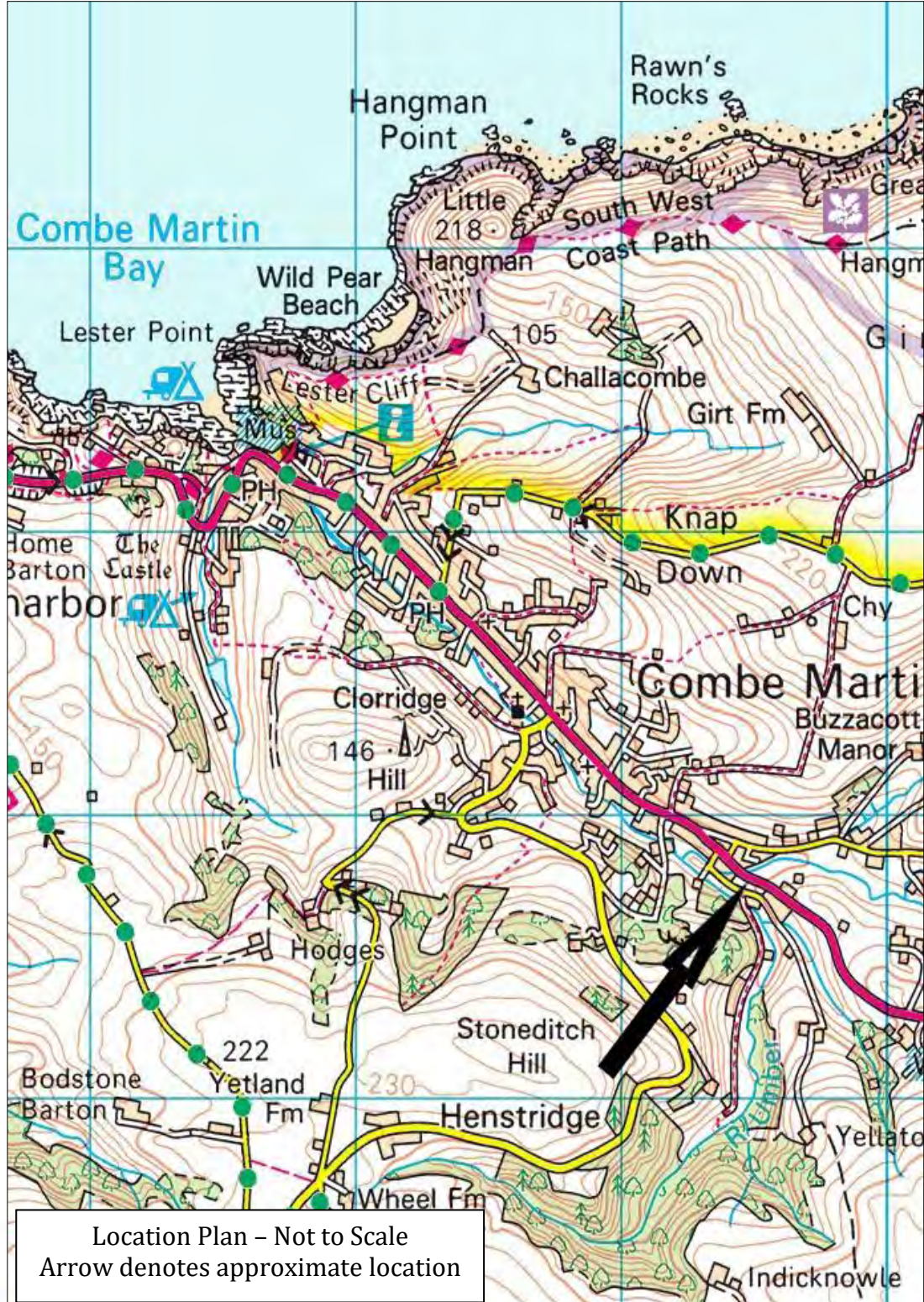
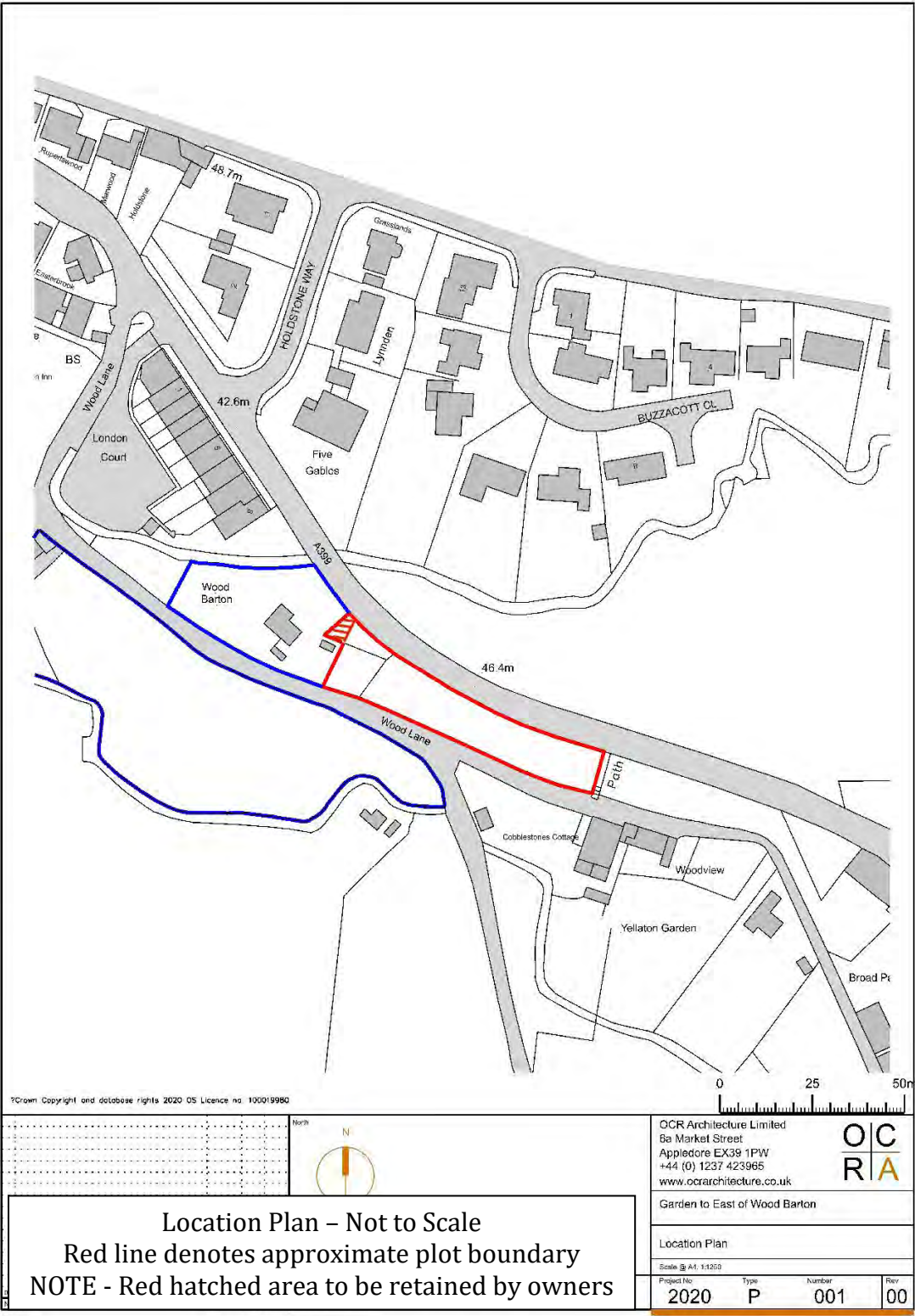
CGI – proposed bathroom



CGI – proposed kitchen



CGI – proposed east elevation





view of plot from access looking east