

# 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
- Offers in excess of £200,000

view of plot looking west



## 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

For sale by Private Treaty - Offers in excess of £200,000

## VIEWING – STRICTLY BY APPOINTMENT ONLY

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

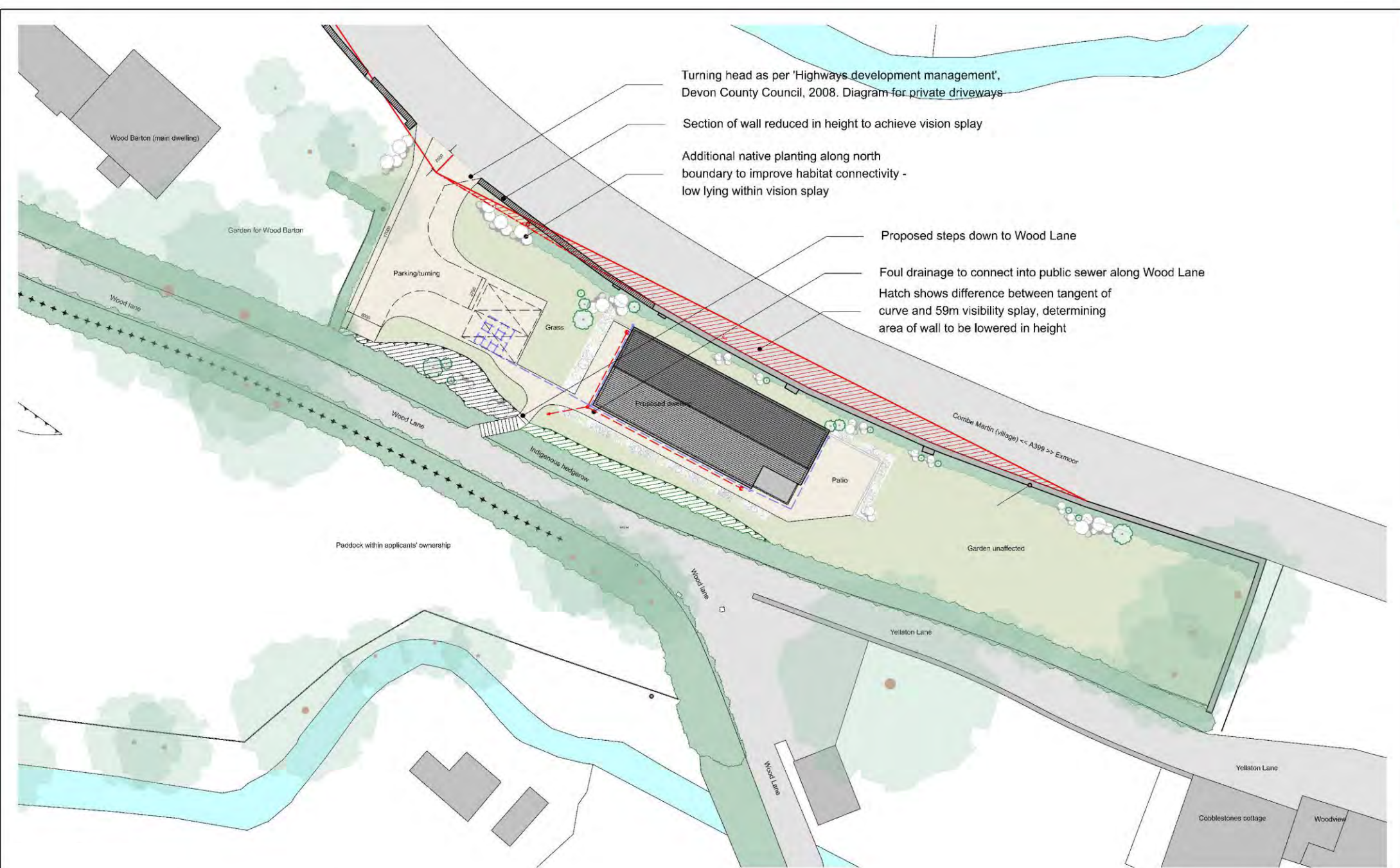
## CONTACT – Darryl Hendley



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**Ref: 762/DH/R4**



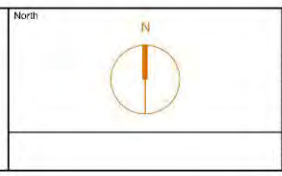
Turning head as per 'Highways development management', Devon County Council, 2008. Diagram for private driveways

Section of wall reduced in height to achieve vision splay

Additional native planting along north boundary to improve habitat connectivity - low lying within vision splay

Proposed steps down to Wood Lane

Foul drainage to connect into public sewer along Wood Lane  
Hatch shows difference between tangent of curve and 59m visibility splay, determining area of wall to be lowered in height



01	Revision as per highway authority comments	19.01.22	OC
02	Planning application issue	21.10.21	OC
03	Revision	22.08.21	OC

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**PROPOSED SITE PLAN - NOT TO SCALE**

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**OC  
RIA**

New dwelling at Wood Barton, Combe Martin

Proposed site plan

Drawn: S.A.J. 3.2021  
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

Keyplan

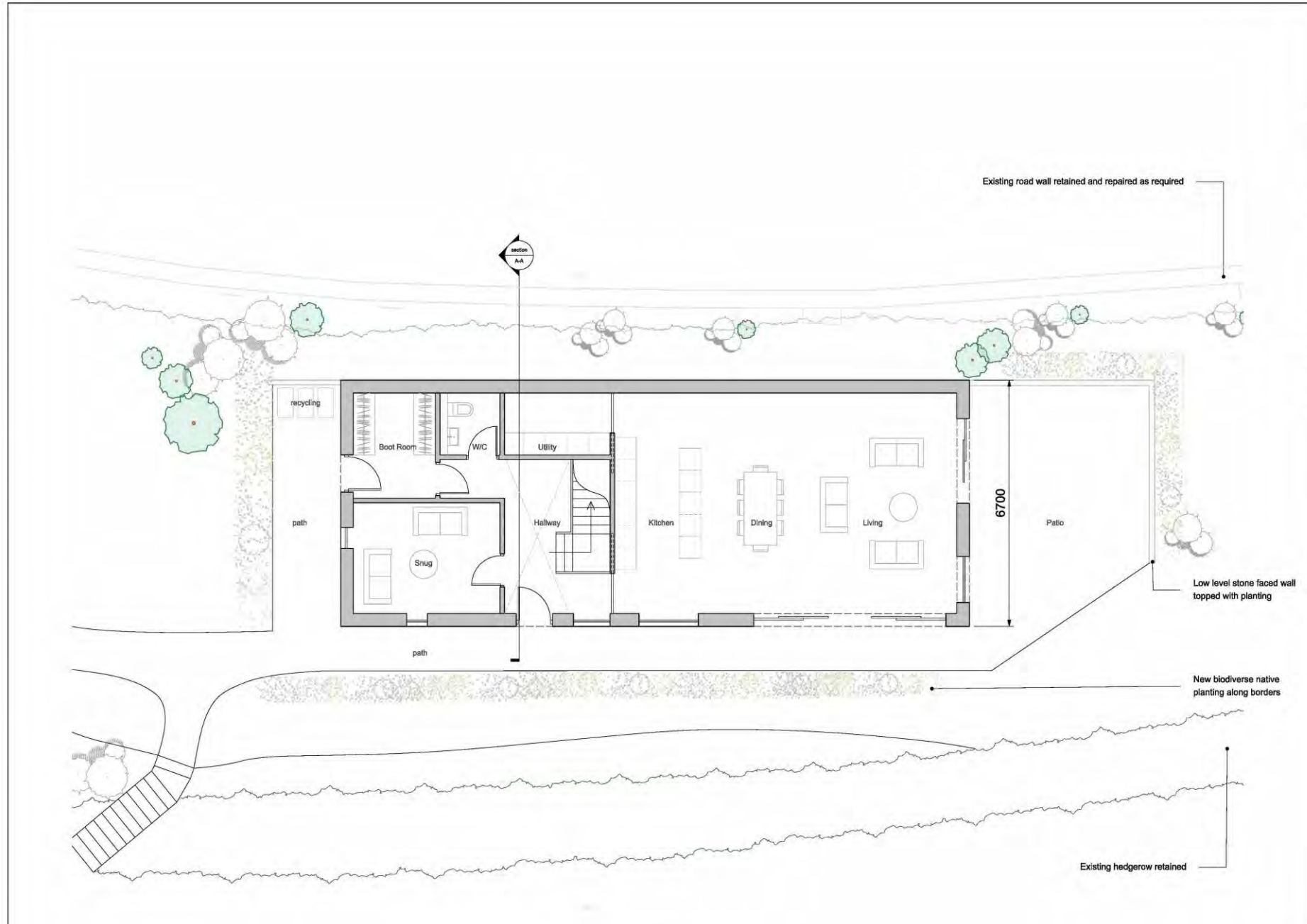
North

**Notes:**

1. Scale for planning purposes only
2. Contractor to Check all dimensions and report omissions and errors to the Architect

No.	Description	Date	Author	Checked
01	Planning application issue	08.11.2020	OC	OC

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**PROPOSED GROUND FLOOR  
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**OC  
 RIA**

Garden of Wood Barton, Combe Martin

Ground floor - proposed

Scale @ A1: 1:50

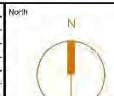
Year	Type	Number	Rev
2020	P	005	00







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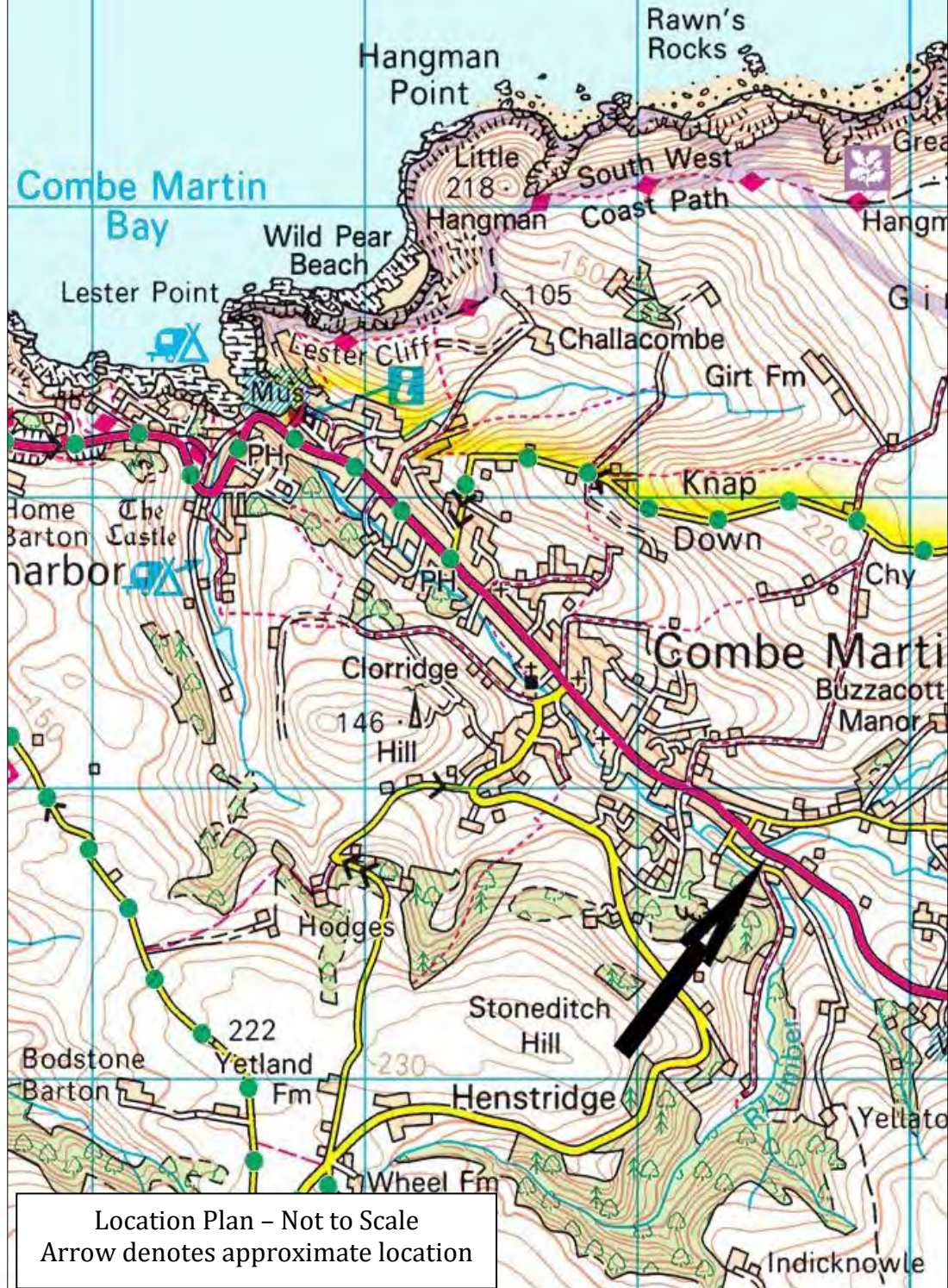
Garden to East of Wood Barton

Location Plan

Scale @ A1: 1:1250

Project No	Type	Number	Rev
2020	P	001	00

**Location Plan – Not to Scale**  
 Red line denotes approximate plot boundary  
 NOTE - Red hatched area to be retained by owners



**Location Plan – Not to Scale**  
 Arrow denotes approximate location



view of plot from access looking east

