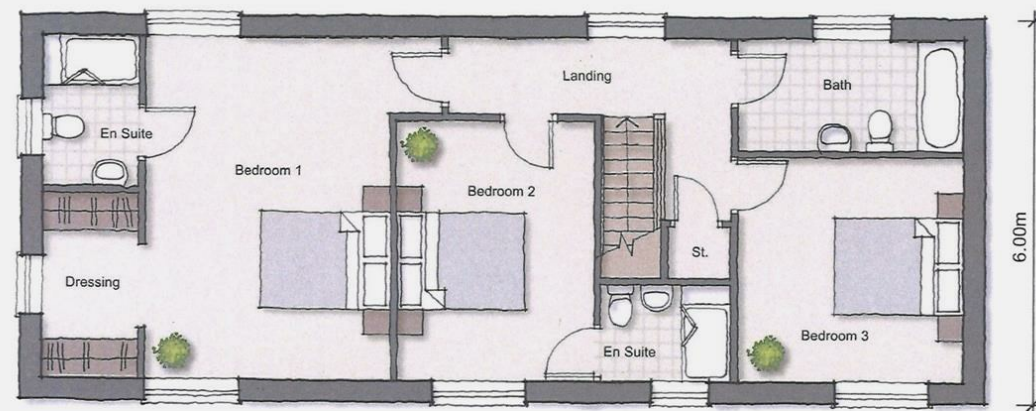




Proposed First Floor

Scale 1:50



Proposed Ground Floor

Directions

From the A361, North Devon Link Road, at the Bishops Tawton roundabout take the A377 south as towards CREDITON. You will immediately pass through the village of Bishops Tawton. From here follow the road for just over 2 miles and the site is then on the left just after passing the entrance to RGB building materials yard. Park in the gateway and walk in onto the site. Using what3words free app for mobiles enter [///deeper.topics.abode](http://deeper.topics.abode)

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Rural Building Site

Building Site, Langhams, Chapelton, UMBERLEIGH, EX37 9DZ

Offers In The Region Of

£135,000

- Rural Building Plot. Detached House
- Full Planning Granted for
- Hall, Cloakroom
- Integral Garage
- South Facing
- 3 Bedrooms, 3 Bath/Shower Rooms
- Living Room, Utility Room
- 1/3 Acre Garden
- Dressing Room
- Kitchen/Dining Room



Overview

An exceptionally rare opportunity to acquire a large individual south-facing building plot set in the river Taw Valley in the countryside between Barnstaple, the administrative centre for North Devon and the scattered rural village of Umberleigh to the south with its popular village school, rail station on the Barnstaple to Exeter Tarka Line and within a mile of a Londis store/petrol station.

The approved dwelling currently provides 3 bedrooms with 3 bath/shower rooms, is over 160 square metres and it may be possible for a purchaser to change this for something of their own design by agreement with North Devon District Council Planning Department.

The original semi-detached cottage was attached to the remaining cottage next door and was structurally unsound. Planning was granted for its removal and replacement with a detached new house.

The garden and grounds included with the property are are about 1/3rd of an acre, level, with a number of trees and wildflowers and runs down to a small stream to the south east corner.

Services

Main water and electric close by.
New drainage system needed

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878 Out of hours
Michael Challacombe 07970
445204



Planning

Initial planning was granted to demolish the sub standard semi detached cottage and replace it with a new detached house of about 160 sq.m. under application number 76325 which was subject to reserve matters.

These reserved matters where resolved under application number 77967 approved on the 24th February 2024 and as the original cottage has been demolished the new development is deemed to have been started.

It may be that a buyer can change the design of the house by agreement with North Devon Council planning.



Room list:

The Current Plans Show

Entrance Hall

Cloakroom

Kitchen/Diner

Utility Room

Living Room

Landing

Bedroom 1

En Suite Bathroom

En Suite Dressing Room

Bedroom 2

En Suite Shower Room

Bedroom 3

Family Bathroom

Integral Garage