



## Directions

From Barnstaple town square, at the clock tower, proceed over the old bridge and head out of the town to the Sticklpath/stones roundabout. Take the second exit up the hill to Sticklepath and Instow. Exit 2 at the next roundabout and on for over a half mile and Linden Close will be seen to the left. Drive in and on the first right hand bend the entrance will be seen to the right inside the bend. Using what3words free app for mobiles enter the words ///rescue.half.clock

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or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Development Site for 6 Bungalows

Building Sites, off Linden Close, Sticklepath, Barnstaple, EX31 2HD

Offers In The Region Of  
**£325,000**

- Development Site
- 0.90 Acre Site
- All 2 Bed. with Garage
- GDV about £2.25m
- Consent for 6 Bungalows

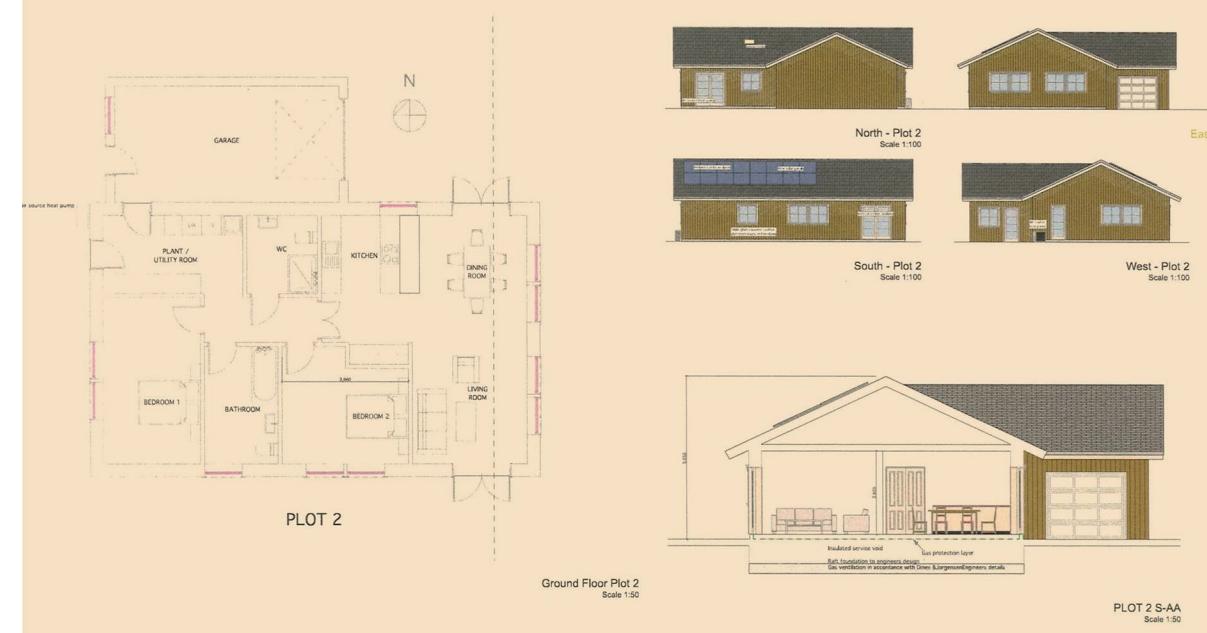


A virtually unique opportunity to acquire a well-located accessible development site for the erection of 6 two bedroom bungalows.

The site is central to an existing mature cul de sac development of bungalows at Sticklepath in Barnstaple the administrative center for North Devon and south of the river Taw. Locally at Sticklepath there are a range of local services within easy walking distance, service station, 2 public houses, chinese take away, fish and chip shop, Morrison's everyday store and within a mile at Roundswell are 2 larger supermarkets, several takeaways, together with furniture stores and the like whilst at Barnstaple at the new development at Taw Wharf and close by at Seven Brethren's are 2 further supermarkets each with garages, further takeaways, pc world and other outlets and also including the recently opened leisure center and the tennis center and the rail station.

The bungalows are around 100 square meters each with all except one having an attached garage, one with a detached garage and are proposed to be built on concrete plinths as part of the ground has historically been made up.

Planning was granted by North Devon Council on 26th May 2021 under application 71669 on 11th September 2024 for these 6 bungalows as currently proposed. An application for reserved matters was granted on the 11th September 2024 under number 78730. There is a section 106 agreement in place and under discussion for possible review.



## Services

In the adjoining cul de sac

**Council Tax - n/a**

**EPC - 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

