



**Directions**

From Barnstaple town square, at the clock tower, proceed over the old bridge and head out of the town to the Stickpath/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

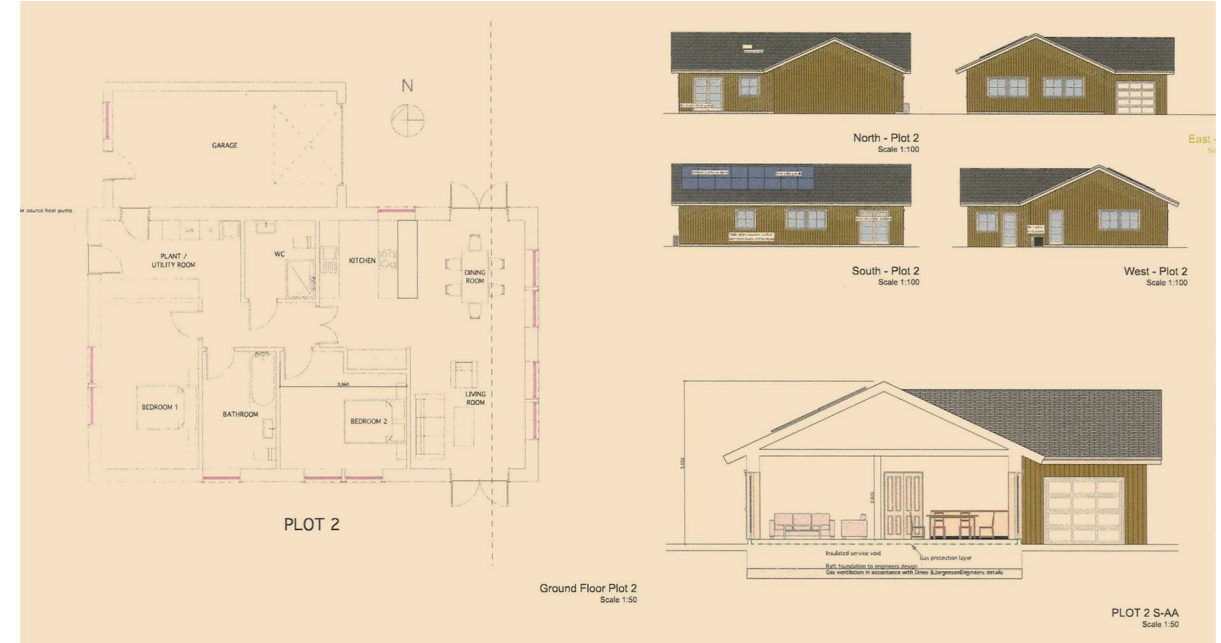
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**Development Site for 6 Bungalows**  
Building Sites, off Linden Close, Sticklepath, Barnstaple, EX31 2HD

Auction Guide  
**£300,000**

- Development Site
- All 2 Bed. with Garage
- @Portmore Golf Course
- 0.90 Acre Site
- Auction, Unless Sold
- Consent for 6 Bungalows
- Friday 26th September 2025

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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.

**METHOD OF OFFERING:** The property is to be sold by Public Auction on Friday 26th September 2025 (unless previously sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

**MONEY LAUNDERING:** Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

**BUYERS ADMINISTRATION FEE:** in addition to the 10% deposit payable upon exchange of contracts, purchasers will be required to pay a buyers administration fee of £750 (seven hundred and fifty pounds including VAT) which can be paid by separate cheque or added to the deposit.

**GUIDE PRICE:** Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

**SPECIAL CONDITIONS OF SALE:** The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

**RESERVE:** The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

**LOCAL AUTHORITY:** North Devon Council, Barnstaple, Devon EX31 1DG Tel: 01271 388288

**SOLICITORS:** Brewer, Harding and Rowe, The Square, Barnstaple, EX32 8LS 01271 342271 Attn Toby Barnes

## 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

