



Bond
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Changing Lifestyles

25 Wrafton Road
Braunton
Devon
EX33 2BT

Offers in excess of: £800,000
Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

25 Wrafton Road, Braunton, Devon, EX33 2BT

A RARE & EXCITING OPPORTUNITY FOR REDEVELOPMENT

- Approved planning for 3 detached dwellings & 2 residential units
- Ample outdoor space, including garden areas & off-road parking, perfect for landscaping
- Centrally situated in Braunton with excellent access to amenities & transport links
 - Just a short drive from Croyde, Saunton Sands & Woolacombe, renowned for their stunning beaches & vibrant surf culture
- A rare chance to develop a substantial property in a highly desirable area with increasing demand



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Overview

Situated in the heart of Braunton, one of North Devon's most desirable and vibrant villages, this substantial property offers a rare and exciting opportunity for redevelopment. Set within a thriving community, renowned for its charm and sought after location, 25 Wrafton Road provides exceptional potential for a variety of uses, appealing to both developers and investors alike.

The property has secured full planning permission for partial demolition of the existing building, enabling the creation of 3 x detached residential dwellings alongside the conversion of the retained portion into 2 additional residential units. This planning approval presents a significant opportunity for those looking to capitalise on the growing demand for high quality housing in this ever-popular area.

Positioned in the heart of Braunton, this property benefits from its proximity to a wide array of local amenities. The village, itself, is highly sought after, boasting a welcoming atmosphere with an abundance of independent shops, cafes, and restaurants that contribute to its charm. As the gateway to North Devon's stunning coastline, Braunton is perfectly situated for those looking to enjoy both the convenience of village living and the beauty of nearby coastal attractions.

A short drive from the property leads to the picturesque village of Croyde, celebrated for its golden beaches, rolling sand dunes, and vibrant surf culture. Other nearby coastal gems include Saunton Sands and Woolacombe, both offering unparalleled opportunities for outdoor activities such as surfing, paddleboarding, and scenic coastal walks along the South West Coast Path. The combination of Braunton's vibrant community and its access to North Devon's natural beauty makes this property's location truly exceptional.

The generous plot includes garden space and off-road parking, further enhancing its appeal to potential buyers and the approved plans provide a clear pathway to creating stylish, contemporary homes.

This is a truly unique opportunity to acquire a prominent site in one of North Devon's most sought after locations. Viewings are strongly encouraged to fully appreciate the scale and scope of this exciting opportunity.

Planning Application Details

Application Number: 75397 - North Devon Council

Council Tax Band

F - North Devon Council

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Area Information

Braunton is believed to be the largest village in England. It has a fantastic atmosphere and buzz with trendy pubs and restaurants. It also has primary and secondary schools, a variety of shops and amenities to hand such as doctors, hair and beauty shops, a bank and post office. Braunton has many places of interest such as the Medieval Great Field and Braunton Burrows.

The Tarka Trail offers many great walks for hiking or just a leisurely stroll. Established in 1897, Saunton's 36-hole championship Golf Course is only 2 miles away. Saunton, Croyde and Woolacombe have some of the best surfing beaches and are only a stone's throw.

The vibrant town of Barnstaple, some 5 miles, combines modern shopping amenities with a bustling market atmosphere. The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/startles.dance.infringe>

Proceed on the A361 to Braunton from Barnstaple. Go straight over both roundabouts. Upon entering Wrafton, turn right onto Wrafton Road and continue along this road passing the Williams Arms Public House on your left hand side. Continue for approximately 300m to where the property will be located on your left hand side with a For Sale board clearly displayed. An agent will meet you at the property with gates opened and parking available on-site.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find
and buy your new home...

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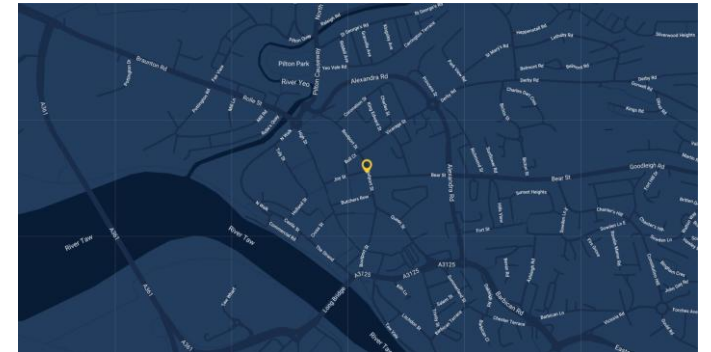
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