



Bond
Oxborough
Phillips

Changing Lifestyles

Land Adjacent To 58/59 & 77/78 Westaway Heights
Barnstaple
Devon
EX31 1NR

Guide Price: £15,000 Freehold



Changing Lifestyles

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Land Adjacent To 58/59 & 77/78, Westaway Heights, Barnstaple, Devon, EX31 1NR

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Bond Oxborough Phillips are delighted to offer this rare opportunity to acquire a parcel of land situated adjacent to 58/59 and 77/78 Westaway Heights, Barnstaple, Devon, EX31 1NR.

The site currently comprises lawned gardens, several established trees and a strip of land presently utilised for parking by neighbouring properties.

A recent planning application (Ref: 79280) was submitted to North Devon District Council for the construction of two apartments in an end-of-terrace location. While this application was ultimately refused, the site clearly demonstrates strong potential for future development, subject to obtaining the necessary planning permissions. With the right adjustments and planning approach, this property offers an excellent opportunity for investors or developers looking to capitalise on a highly desirable location.

The land may lend itself to a variety of alternative uses, including allotments, garaging or residential development, all subject to the relevant consents.

Occupying a sought after residential location within easy reach of Barnstaple Town Centre and local amenities, this represents an exciting opportunity for developers, investors or nearby residents seeking to acquire additional outside space.

- A PARCEL OF LAND IN A POPULAR WESTAWAY HEIGHTS LOCATION.
- Comprises lawned gardens, established trees & a strip of land currently used for parking
 - Potential for residential development, subject to planning consent
 - Alternative uses include garaging, parking or allotments
- Conveniently located within easy reach of Barnstaple Town Centre & local amenities
- Ideal for developers, investors or local residents seeking additional land

DIRECTIONS

Directions to this property can be easily found by using What3words: <https://w3w.co/soaks.liner.eating>

From Barnstaple, head northeast out of Boutport Street and turn onto Westaway Plain. Follow the road as it becomes Youings Drive and continue into Westaway Heights. The land will be found towards the end of the development adjacent to 58/59 and 77/78.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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