



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Development Land  
Chalwells  
Knowle  
Braunton  
Devon  
EX33 2NE



**Guide Price: £725,000 Freehold**

Changing Lifestyles

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**A well-located residential development opportunity situated in the sought after North Devon village of Knowle, Braunton, benefiting from outline planning consent for the construction of 20 dwellings (including 6 affordable housing units).**

**The site extends to circa 1.7 acres and occupies an attractive edge-of-village position and benefits from access agreed in principle, together with an indicative site layout and plot sizes, demonstrating the deliverability of the scheme. The surrounding area is characterised by established residential development and open countryside, making this an appealing location for open-market housing in an area of consistent buyer demand.**

**Importantly, the Section 106 obligations have been discharged, significantly reducing upfront cost and improving certainty for a prospective purchaser. The consent is outline only, and reserved matters approval will be required, providing scope for a developer to review and optimise the final layout, unit mix and design, subject to planning.**

**The scheme will appeal to SME housebuilders, regional developers and land investors seeking a consented site in a strong North Devon location, with the benefit of planning certainty and the opportunity to add value through detailed design. Affordable housing is provided within the consented scheme and will require delivery in accordance with the approved planning parameters.**

**There is currently no confirmation that permanent utility services are connected to the site. Services are understood to be available in the vicinity, with final connection design and associated costs to be addressed at reserved matters and construction stage.**

**Further planning information, drawings and supporting documentation are available upon request.**

**Viewings are strictly by prior appointment.**

## Directions

Directions to this property can be easily found by using What3words: <https://w3aw.co/magma.hazel.legging>

From Barnstaple proceed to Braunton. Upon reaching the traffic lights in the centre of the village, continue straight onto Exeter Road for 2.1 miles where the development will be found on your left hand side.

## OUTLINE PLANNING CONSENT FOR UP TO 20 DWELLINGS

- Affordable housing provision of 6 units
- Indicative site layout & plot sizes prepared
- Reserved matters approval required
- Sought-after Braunton / North Devon area
- Section 106 obligations discharged
- Access agreed in principle
- Attractive edge-of-village location
- Scope to optimise scheme at reserved matters stage

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.