



The Site

Development Site adjoining Summerfield

Bishops Tawton, Devon

Carter Jonas

Development Site adjoining Summerfield Bishops Tawton Devon EX32 0AY

A well-situated residential development site for a detached dwelling.

The property comprises a development site extending to nearly half an acre which is situated in an elevated position on the edge of the village of Bishops Tawton with excellent views over and down to the River Taw, and across to Tawstock Castle. The site has the benefit of permission for a substantial detached dwelling of 214 sqm, plus a garage of 24.75 sqm..

In all extending to 0.47 of an acre.

For sale by private treaty as a whole.



Location

The site is situated on the edge of the village of Bishops Tawton with excellent views to the Taw Valley and across to Tawstock Castle.

Bishops Tawton offers a primary school, popular public house (The Chichester Arms, which is well known for its food), and regular bus services to Barnstaple. The village also offers access to many walks in the district, including the Tarka Trail.

The North Devon regional centre of Barnstaple is less than two miles away and offers a wide range of business and social facilities as well as the District Hospital. The Tarka Leisure Centre provides high quality fitness and leisure facilities including the Tarka Tennis Centre. The area is well serviced by schools, including West Buckland School near Barnstaple and Kingsley School at Bideford.

There is easy access to the North Devon link road (A361) which in turn provides access via Junction 27 at Tiverton to the M5 motorway. Tiverton Parkway station offers trains to London Paddington in just over two hours.

Exmoor National Park and the North Devon coastline are also within easy reach which includes renowned sandy beaches at Croyde, Saunton, and Putsborough and Woolacombe, all of which are less than a 30 minute drive from the property.

The Property

The development site is situated in an elevated position and benefits from views over and down to the River Taw, close to Barnstaple.

A new access drive off the adjoining Bishops Tawton Road will be constructed to provide access and off-road parking for the site, which totals 0.47 of an acre.

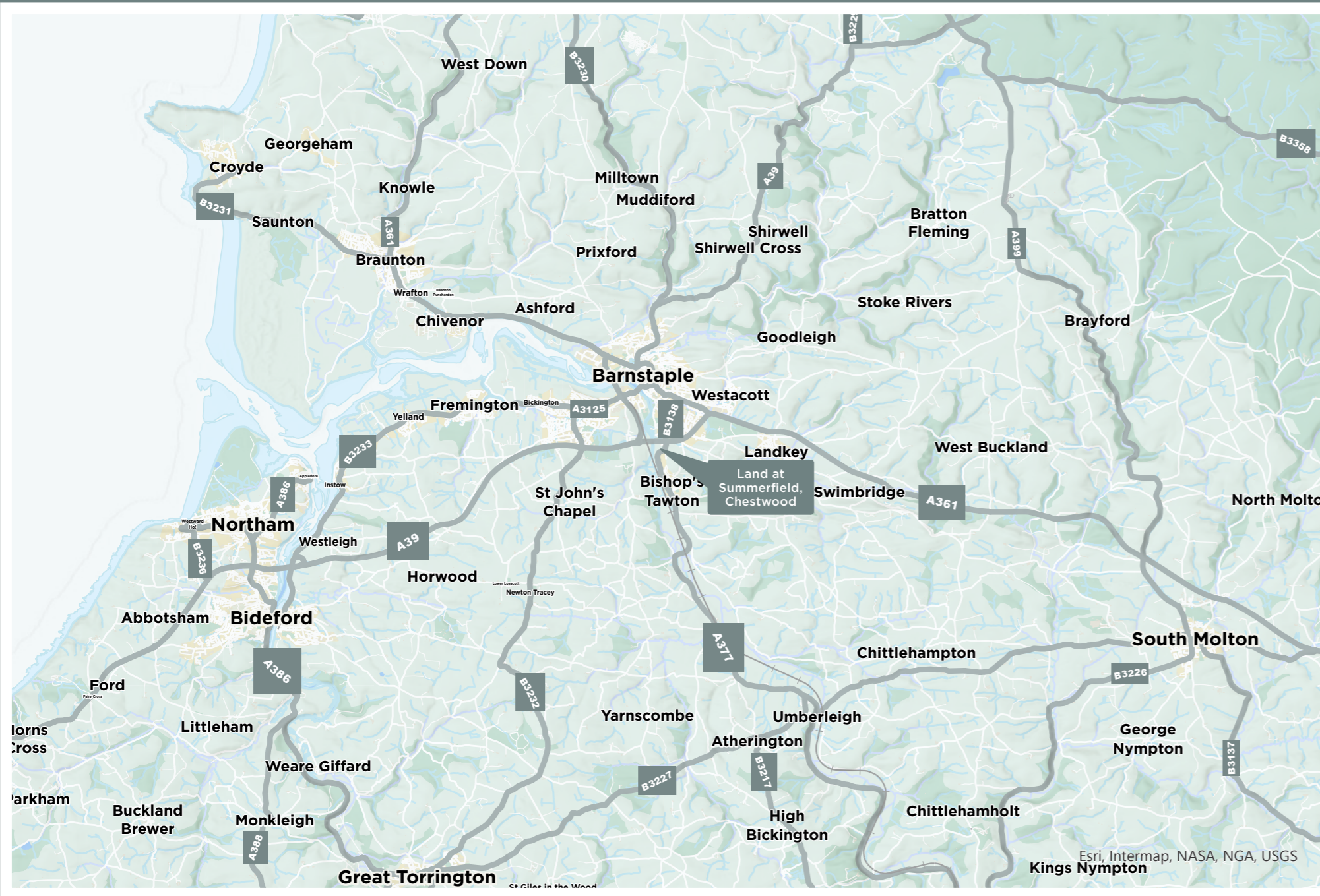
Permission has been granted for a substantial detached dwelling of 214 sqm plus a garage of 24.75 sqm with accommodation comprising, on the ground floor, open plan kitchen and dining room, sitting room, office/bedroom with shower room, utility and WC, hall with stairs, and garage. On the lower ground floor there will be four double bedrooms, two of which will have en-suite facilities, together with a family bathroom.

Proposed Site Plan



Proposed Elevations and Floorplan





Method of Sale

The property is offered for sale by private treaty with a guide price of £330,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

Planning permission was granted in December 2022 by North Devon Council for the erection of a new dwelling and associated works. The vendors obtained permission in October 2024 to vary the approved plans and materials under application reference 79113. The vendors have commenced works by installing the sewage treatment plant and North Devon Council have granted a certificate to confirm that the planning permission (application reference 76135) is extant.

Services

The vendors have installed the package treatment plant to service the proposed dwelling. The purchaser will need to install their own electricity and water supplies to service the property.

Health & Safety

Potential purchasers should take particular care when inspecting the site being mindful of ground conditions.

Local Authority

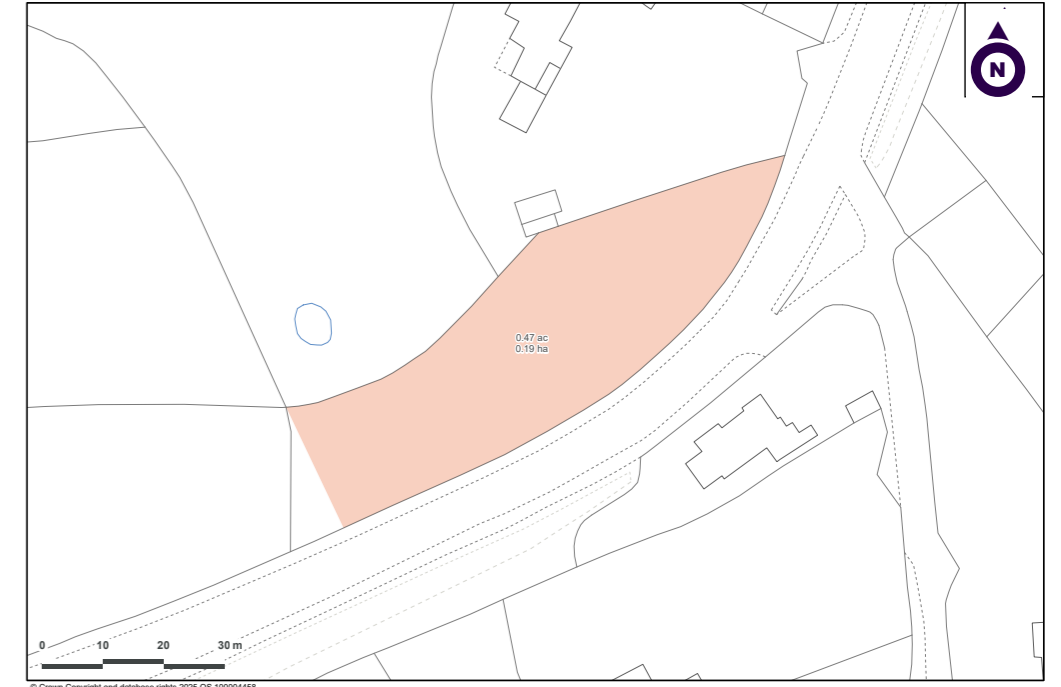
North Devon Council
www.northdevon.gov.uk

Viewings

Viewings are by appointment with the vendor's agents, Carter Jonas, on 01823 428590.

Directions

Heading west on the A361 North Devon link road, at the Bishops Tawton roundabout, turn left signed Crediton, A377, Bishops Tawton, onto Bishops Tawton Road. Follow this road up the hill, the property is situated on the right-hand side. Although the site has its own private entrance, potential purchasers may park in the driveway of the vendor's neighbouring property, known as Summerfield, and view the property from there.



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