



- Building Plot With Recent Approval
- Increasingly Rare Opportunity
- Close To Both Barnstaple & Torrington

- For Sale By Public Auction On 17th March 2023
(Unless Previously Sold)
- Sought After Village Location

The Plot The Willows, Hillside, Yarnscombe, Barnstaple, Devon, EX31 3LW

The property, when built, would offer three first floor bedrooms, master with an en-suite shower room and a family bathroom. The ground floor would comprise of a cloakroom, open plan kitchen/diner, garden room, living room and a really useful study/bedroom four. Again, there is potential to have the ground floor all open plan should that be the purchasers requirements.

Yarnscombe is a small but thriving Hamlet located some three miles from Chappleton on the A377. Torrington is approximately 6 miles away with its excellent shops, schools and places of worship. Barnstaple is the principle town in North Devon and is approximately 8 miles away. The coast and the delights of Exmoor are only a short drive away.

Planning

All details of the planning are available online <https://publicaccess.torridge.gov.uk>
Planning code is 1/0951/2022/FUL

For Sale By Public Auction

The building plot is to be offered For Sale by Public Auction on 17th March 2023 at the Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm.

Buyers Administration Fee

In addition to the 10% deposit payable upon exchange of contracts, the purchaser will be required to pay a fee of £600.00 (including VAT) which can be paid by separate cheque or added to the deposit.

Deposit

To comply with the latest Money Laundering Regulations we can no longer accept either a personal cheque or bankers draft.

Instead you will have to put your Solicitors in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

Money Laundering Regulations

Due to the changes to Money Laundering for buying and selling at auction, we are now required by Law to ID check everyone that offers, bids or buys at auction.

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Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Solicitors

Mrs Zoe Trapnell
Peter Peter & Wright Solicitors
Grenville House
The Quay
Bideford
Devon, EX39 2EZ
Tel: 01237 472 233

Services

Services: Mains Services of Water Drainage and Electricity are believed to be available but interested parties should satisfy themselves as to their suitability.

Directions

Take the Torrington Road B3232. Just before the straight at Huntshaw, take a left turning and follow the road into Yarnscombe. As you enter the village, drive into the centre and take a right hand turn and drive up towards the church. The site looks out onto the church with a For Sale board clearly displayed.

