



- Outline Planning Permission
- Level Site
- Close to Local Amenities
- SEALED BIDS TO BE RECEIVED BY 5PM FRIDAY 21ST AUGUST

- Four Bed Dwelling
- Popular Location
- Plot size 592 sqm (6372sqft)

. Plot, St Johns Lane, Newport, Barnstaple, Devon, EX32 9DD

Opportunity to purchase a building plot in the middle of Newport, close to the local schools medical centre and local amenities.

Outline planning exists for a 4 bed detached dwelling. Details can be seen on the North Devon planning website planning@northdevon.gov.uk application number: 65767.

The site is level, leading directly onto St Johns Lane.

Site Area: 0.0592 ha (0.146 acres) 592 Sq M (6372 Sq Ft)

Frontage 50' (narrowing to 47') Depth 118'

The plot is situated in Newport within walking distance of everyday amenities including post office, convenience store and schools; also within walking distance of Barnstaple Town Centre which offers an excellent range of both local and national high street shops, banks and leisure facilities including the acclaimed Green Lanes Shopping Centre. In addition to this there is also a theatre, cinema, hospital, further range of schools and indoor heated leisure pool. There is easy access to the North Devon Link Road which leads to M5 and motorway network beyond. The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are close to hand, whilst Exmoor National Park is just a short car journey.

Method of Sale

Our client is inviting best bids for this plot to be received no later than 5pm on the 21st August 2020. Please provide details of the buyer with suitable ID and proof of funds for purchase. We will require an exchange of contracts 21 days after receipt of the contract. Our client reserves the right to accept the offer that they consider the "best offer", not necessarily the highest offer. Subject to Contract.

All Enquires

David Edwards - david@johnsmale.com

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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.

Directions

Drive up Newport Road past Litchdon medical centre turn left into St John's Lane, plot is then 100 m on the right next door to the property called Trevell.