

Land adjacent to Bryher

STAGS

Land adjacent to Bryher Benton Road

Bratton Fleming, Barnstaple, EX32 7JL

Village amenities within walking distance. Exmoor - 10 minutes. Barnstaple - 15 minutes. The Coast - 30 minutes

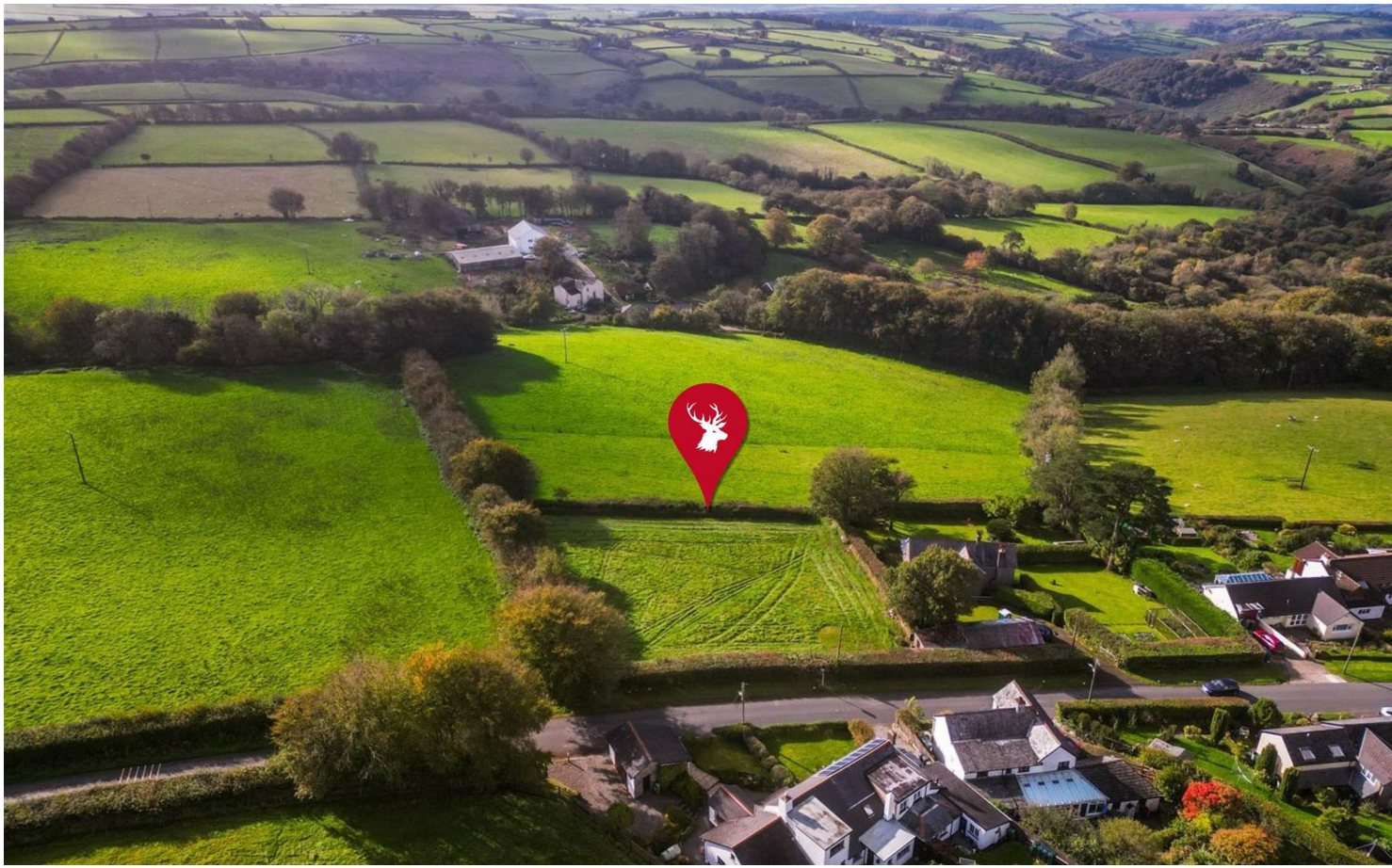
A freehold building plot with the benefit of outline planning permission for the construction of an individual detached dwelling

- Outline planning permission granted
- Spectacular countryside views
- Close to Exmoor National Park & Coast
- Planning reference number 80070
- Planning for a detached individual dwelling with garage
- Edge of village location
- No onward chain
- Freehold

Guide Price £325,000

SITUATION & AMENITIES

An exceptional plot on the fringe of Bratton Fleming, commanding panoramic countryside and distant coastal views. A thriving local community includes a village hall and store, primary and pre-school, church and regular buses directly to Barnstaple with regional rail links. Superb education surrounds the area, including the renowned West Buckland School within 6 miles, and Blundell's School further afield. Additional local hubs include the historic South Molton with an award-winning weekly market and independent shops, whilst Barnstaple provides comprehensive commercial, leisure and sports facilities, live theatre and the district hospital. The location blends moor and coast, perched on the edge of Exmoor National Park (a designated Dark Sky Reserve) and offers access in less than 35 minutes to the acclaimed surfing beaches of Croyde, Woolacombe and Saunton. There are a number of golf clubs in the area, but most noted are the two Championship links courses at Saunton and the Royal North Devon at Westward Ho! The location is less than 50 minutes from Jct.27 of the M5 and Tiverton Parkway Station (trains to London Paddington in just over 2 hours), with Exeter and Bristol with closest international airports.







DESCRIPTION & PLANNING

This is a wonderful opportunity to acquire a freehold building plot benefiting from outline planning permission for the construction of an individual detached dwelling. Extending to approximately 0.5 acres, the site enjoys a peaceful and private setting with stunning views across the surrounding countryside.

Ideally positioned within walking distance of the village and just a short drive from Exmoor National Park, Barnstaple and the North Devon coast, the plot offers the perfect balance of rural tranquillity and accessibility.

The purchaser will have the rare opportunity to design and create a bespoke home tailored entirely to their own requirements in this highly sought-after location.

Further details relating to the outline planning permission can be found on the North Devon Council Planning Portal under application reference 80070. Approval was received on the 12th May 2025 for outline application for the erection of a dwelling including access (appearance, landscaping, layout & scale reserved). Interested parties are advised to make their own enquiries in this regard.

SERVICES

The vendor has obtained quotations relating to the cost of connecting water and electricity to the site. Further information is available from the selling agent upon request.

DIRECTIONS

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AGENTS NOTE

Prospective purchasers should note that a covenant will be placed on the land restricting development to no more than one dwelling house with associated ancillary outbuildings. A small no-build area will also be retained along the boundary adjoining the neighbouring property.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for tenders to be submitted is Monday 14th December 2026 at 12noon, if not sold prior.

VIEWING ARRANGEMENTS

Viewings are strictly by appointments through the Sole Selling Agents – Stags Barnstaple on (01271) 322833 or barnstaple@stags.co.uk



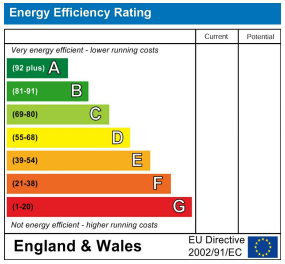




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833