



Development Site at Crossland Farm

Umberleigh, Devon

**Carter Jonas**

# Development Site at Crossland Farm High Bickington Umberleigh Devon EX37 9BJ

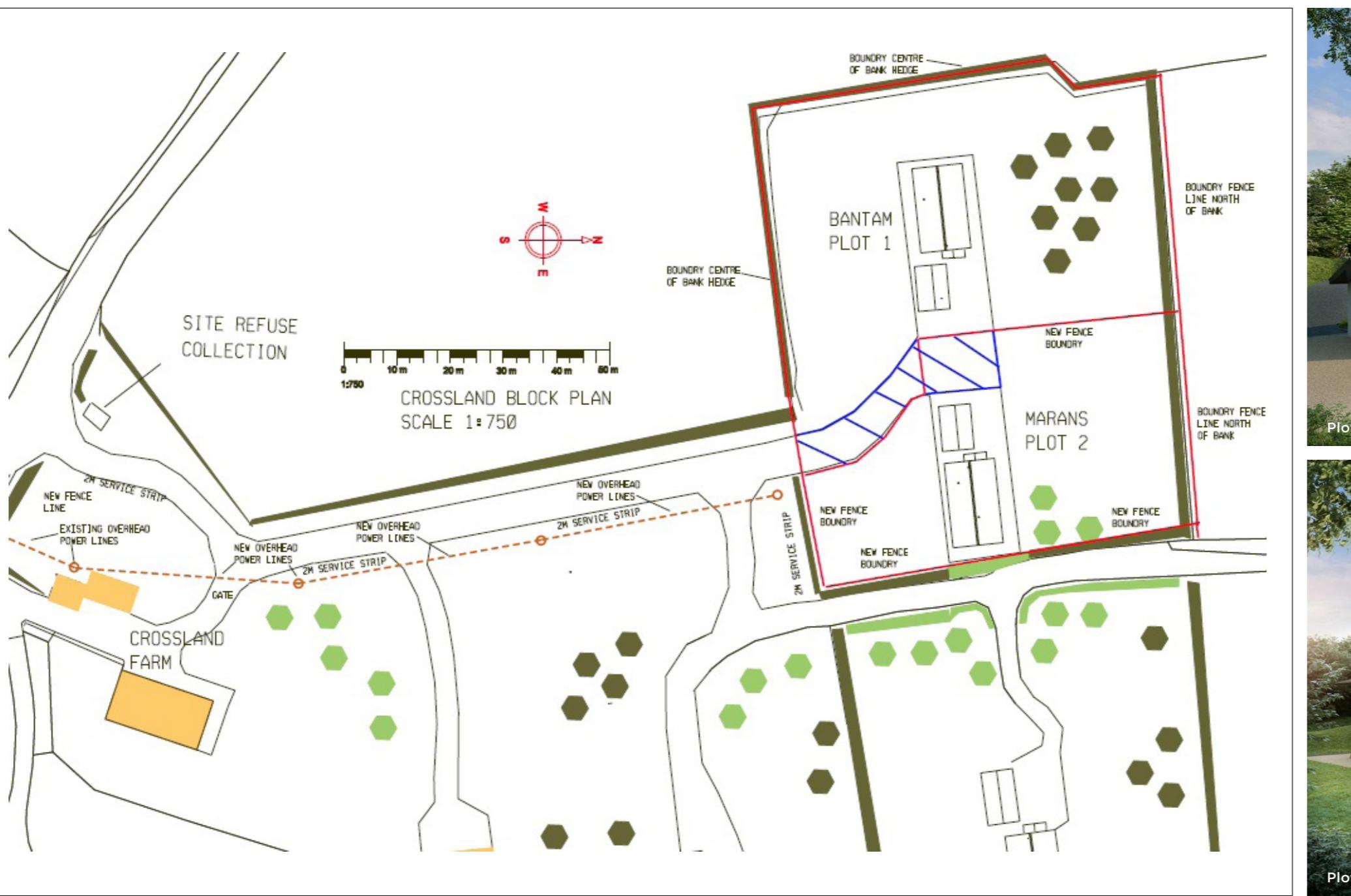
## A rural development site for two detached dwellings.

The Development Site at Crossland Farm comprises a rural development site for two detached dwellings of about 250sqm each together with a detached garage of about 62sqm each. The site is situated in a rural location with far reaching views over the Taw Valley and the surrounding countryside.

In all extending to 1.62 acres.

For sale by private treaty as a whole or in up to two separate lots.

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**Property**  
The site has permission for the erection of two dwellings: Plot 1 known as Bantams, and Plot 2, known as Marans. Bantams extends to about one acre while Marans extends to about 0.6 of an acre.

**Location**  
The site is located at the end of a privately owned access drive and is surrounded by open countryside with excellent views over the Taw Valley and surrounding countryside.

The nearby village of High Bickington offers a primary school, two public houses, a church, chapel, community hall, post office, doctor's surgery, bus service and playing fields with cricket and football clubs, as well as the local golf course at Libbington. The local towns of Torrington, South Molton and Barnstaple are all within easy reach.

The North Devon Link Road (A361) provides access via Tiverton to the M55 motorway at Junction 27.

Exeter International Airport is situated at Clyst Hinton, East Devon, about five minutes from the M5 Motorway (Junction 2).

Dartmoor and Exmoor are both within easy access as are the famous North Devon Coastal resorts of Croyde, Saunton (also with championship golf course), Woolacombe and the estuary village of Instow which is also not far from Westward Ho!.

## Method of Sale

The property is offered for sale by private treaty as a whole or in two separate lots.

## Guide Price

The guide price for the site as a whole is £400,000 with the separate lots having a guide price of £225,000 each.

## Tenure & Possession

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

## Planning

Planning permission was granted by North Devon District Council in November 2022 under application reference numbers 75470 (Bantam) and 75471 (Marans).

## Services

The vendor will install mains water and electricity services to the edge of the site ready for the purchaser(s) to arrange connection to.

The purchaser(s) will need to arrange their own drainage systems to service the dwellings.

## Wayleaves Easements & Rights of Way

The site will be sold with the benefit of a right of access over the stone driveway from the road to the site. A public footpath runs along the main access drive.

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## Health & Safety

Potential purchasers should take particular care when inspecting the site being mindful of uneven, steep, and potentially slippery surfaces.

## Local Authority

North Devon District Council  
[www.northdevon.gov.uk](http://www.northdevon.gov.uk)

## Viewings

Viewings are by appointment with the selling agents only.

## Directions

Take the A377 towards Exeter, passing through Bishops Tawton and Chapleton. After Chapleton Sawmill and Railway Station, take the next right signposted to Atherington and High Bickington. At Atherington, proceed straight across at the staggered crossroads, taking the B3217 towards High Bickington. Follow this road for about  $\frac{3}{4}$  of a mile, passing the feed merchants on your left hand side. Just before entering the village, turn sharp right on the bend and follow this road. After about half a mile the entrance to the site will be found on the right-hand side..

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## Taunton

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## Important information

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