







Kenapark

Hoarestone Cross, Buckland Brewer, EX38 8JU

Torrington 5.7 miles; Bideford 8 miles; Barnstaple 17.6 miles

An outstanding development opportunity comprising full planning approval for the erection of 2 detached properties, enjoying superb countryside views and set within an attractive parcel of pastureland extending to 2.869 acres in total.

Freehold Guide Price

£375,000

DESCRIPTION

This sale presents an excellent opportunity to acquire a superb development site with the benefit of full planning consent for the construction of two detached residential dwellings. Occupying an outstanding rural position, the site enjoys delightful views across its own land together with far-reaching vistas over the surrounding North Devon countryside.

The setting offers considerable potential to create two highly attractive and individual detached homes.The site currently includes an agricultural barn, which may be removed by the vendors. Although Class Q prior approval was initially granted for the residential conversion of the barn, full planning permission has since been approved for the demolition of the existing farm buildings and their replacement with two new dwellings. The approved scheme comprises a three-bedroom and a four-bedroom detached dormer bungalow, each set within generous plots and benefitting from ample parking.

The land included within the sale is edged blue on the site plan.

SERVICES & OUTGOINGS

The seller has advised us water connections are on site, and a treatment plant/ foul drainage system would have to be installed to accommodate each dwelling, as per planning permission.

Council Tax: Torridge District Council— To be accessed

SITUATION

The site sits in a peaceful rural countryside setting, surrounded by farmland and near the village of Buckland Brewer, which is a welcoming community. The village is a peaceful, rural retreat which has a community hall, a traditional local pub and general store, while just six miles away is the bustling harbour town of Bideford and charming market town Torrington.

The historic market town of Great Torrington is located within 5 miles. It has a range of education, cultural, leisure and shopping facilities (including a Lidl) and amenities that reflects the town's role as a locally important service centre. The town also has a library, heritage museum, a golf club and rugby and football clubs.

DIRECTIONS

What3words:///besotted.saturate.waged

ADDITIONAL INFORMATION

Broadband: : Broadband is available- Basic 1 Mbps

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.

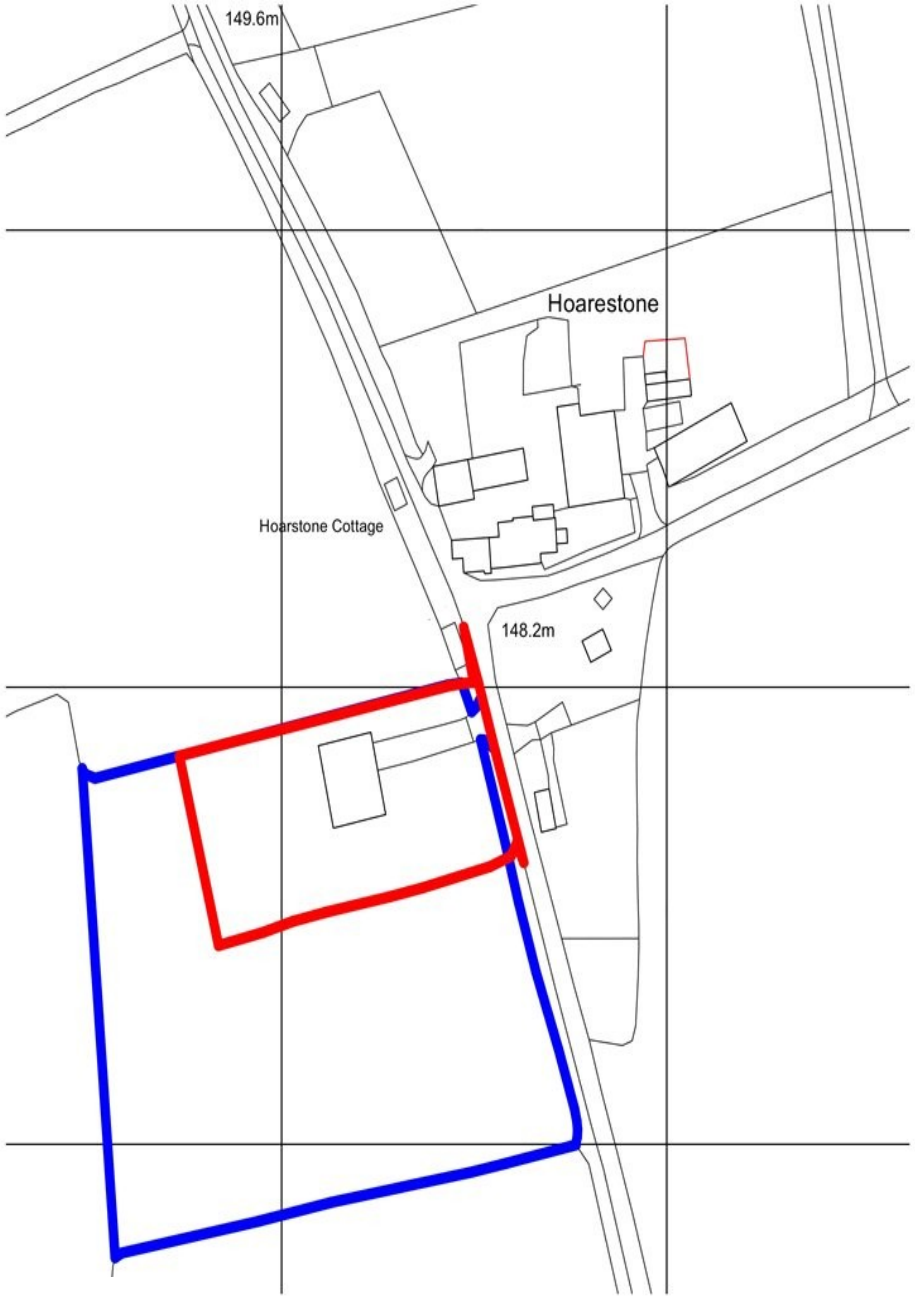
TOWN AND COUNTRY PLANNING

Full planning approval has been obtained from Torridge district Council (September 2025) Demolition of existing barn and erection of 2no. dwellings based on fallback position created by 1/1047/2023/FUL.

For the Copies of the approved plans together with the relevant supporting documentation view via the Torridge District planning portal by searching via the planning number - 1/0725/2025/FUL.

Agents notes: The property is to be sold as a whole, however, for the right purchaser and situation the plots can be sold separately providing necessary agreements are in place.

SITE LOCATION PLAN



Rev.	Date	Issue Notes
B	10/09/2025	Updated redline to include biodiversity area
A	17/02/2025	Updated red line to reflect visibility splay

Drawing Status: **Planning**

fearnleylott ARCHITECTS

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Bideford, Devon, EX39 3GD
- T 01237 474398 www.fearnleylottarchitects.co.uk
- Email - studio@fearnleylottarchitects.co.uk

RIBA

Client: Wilson

Project Title: Hoarstone Barn Conversion

Drawing Title: Location Plan

Drawing Scale:	Date:	Drawn By:
1:1250 @ A3	13/10/2023	AP

Drawing No: **21192 01** Revision: B

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Proposed Landscape Plan

KEY:

- FFL - 55.350 — PROPOSED FLOOR LEVELS
- TARMACADAM EDGED WITH CONCRETE EDGING KERBS
- BNG AREA
- GRASSED GARDEN AREA
- PAVED PATIOS - 600 x 600 CONCRETE PAVING SLABS ALL PATHS MIN 900mm WIDE
- BAT BOXES - REFER TO ORBIS ECOLOGY DETAILS.
- SPARROW TERRACE - REFER TO ORBIS ECOLOGY DETAILS
- HEDGE HOG HOLES 13 X 13cm CREATED AT THE BASE OF SOLID GARDEN BOUNDARIES. REFER TO ORBIS ECOLOGY DETAILS
- PLANTED BED & LANDSCAPING
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- 1.8m CLOSE BOARDED FENCE
- STOCK PROOF FENCE
- MAX 600MM HIGH SLEEPER RETAINING WALL & PLANTED BED AT MAX 30 DEGREE ANGLE
- SOLID RETAINING WALL
- SPECIES-RICH NATIVE HEDGEROWS
- EXISTING SPECIES-RICH NATIVE HEDGEBANK / VETEGATION



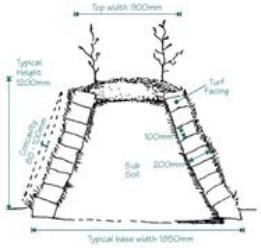


Figure 1 - Cross Section of Devon Hedge Bank

Proposed Landscape Plan @ 1:200

Scale Bar - 1:200

0 1 2 3 4 5 6 7 8 9 10 M

LANDSCAPE SPECIFICATION:

TOPSOILING:
ALL TOPSOIL TO BE SUPPLIED AND SPREAD BY MAIN CONTRACTOR IN ACCORDANCE WITH BS3882:1994. GENERAL PLANTING AREAS TO HAVE A MINIMUM DEPTH OF 450 MM WITH TREE PITS TO BE A MINIMUM OF 1200 MM WIDTH X 1000 MM DEPTH. GRASS AREAS TO RECEIVE A MINIMUM OF 150 MM DEPTH

PLANTING:
ALL PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH BS3936 PART 1:1992 'NURSERY STOCK SPECIFICATION FOR TREES AND SHRUBS'.

ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS4428:1989 'GENERAL LANDSCAPE OPERATIONS'. AND BS 8545: 2014 'TREES FROM NURSERY TO INDEPENDENCE IN THE LANDSCAPE - RECOMMENDATIONS

ALL NATIVE WHIP PLANTING TO BE BARE ROOTED (UNLESS OTHERWISE STATED) WITH A HEIGHT OF 45 - 60 CM AND PLANTED AT THE DENSITY SPECIFIED.
EACH WHIP TO BE PROTECTED BY A 450 MM HIGH RABBIT SPIRAL GUARD OR NET GUARD, SUPPORTED BY A 900 MM BAMBOO CANE.

ALL PLANTING TO BE CARRIED OUT DURING THE PLANTING SEASON OF OCTOBER TO MARCH UNLESS EXTRA ESTABLISHMENT PROCEDURES ARE TO BE USED.

WEED CONTROL:
WEED CONTROL TO BE CARRIED OUT IN ACCORDANCE WITH BS4428:1989 'GENERAL LANDSCAPE OPERATIONS' BY APPLICATION OF BARK MULCH TO ALL TREE AND SHRUB AREAS AND AT THE BASE OF NEW HEDGEROWS, TO A DEPTH OF 50 MM.

MAINTENANCE TO NEW PLANTING:
ALL PLANTING TO BE MAINTAINED FOR 5 YEARS FROM INSTALLATION (PROPERTY OWNERS RESPONSIBILITY FROM OWNERSHIP DATE), THIS TO INCLUDE:
CONTROL OF WEED GROWTH VIA HAND OR HERBICIDE APPLICATION, 6 VISITS AT MONTHLY INTERVALS DURING THE GROWING SEASON.
FERTILISER APPLICATION. 50g PER M2 ANNUALLY IN THE AUTUMN
PEST AND DISEASE CONTROL, AS REQUIRED LITTER PICKING MONTHLY VISITS.

PLANT FAILURES:
ANY PLANT FAILURES WITHIN 5 YEARS OF PLANTING SHOULD BE REPLACED WITH THE SAME AND AS PER THE SPECIFICATION.

HEDGE MANAGEMENT SCHEDULE

FOLLOWING PLANTING, ESTABLISHMENT CHECKS WILL BE UNDERTAKEN ANNUALLY DURING AUGUST/SEPTEMBER FOR A PERIOD OF 5 YEARS. ANY PLANTS FOUND TO BE DEAD, DYING OR DISEASED SHALL BE REMOVED AND REPLACED, AS PER THE ORIGINAL SPECIFICATION, DURING THE FOLLOWING PLANTING SEASON.

ALL HEDGES SHALL BE ALLOWED TO GROW ON TO AND THEREAFTER BE MAINTAINED AT A MINIMUM HEIGHT OF 2 METRES ABOVE THE HEIGHT OF ANY BANK OR GROUND LEVEL IN WHICH THEY ARE GROWING.

MANAGEMENT OF THE HEDGE SHALL BE CARRIED OUT THROUGH ROUTINE CUTTING OF ALTERNATIVE SIDES OF THE HEDGE AT A MAXIMUM TRIENNIAL CUT FREQUENCY, UNLESS ANNUAL CUTTING IS NECESSARY IN ORDER TO MAINTAIN CLEARANCES FROM PUBLIC HIGHWAYS OR PRIVATE ACCESS ROADS.

IMPLEMENTATION PROGRAMME:
PLANTING IS TO BE CARRIED OUT PRIOR TO OCCUPATION OR WITHIN THE FIRST PLANTING SEASON FOLLOWING THE SUBSTANTIAL COMPLETION OF THE DEVELOPMENT

Rev.	Date	Issue Notes

PLANNING

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RIBA

Client: Mr Wilson

Project Title: 2 New Dwellings - Land at Hoarstone, Frithelstock

Drawing Title: Proposed Landscape Plan

Drawing Scale	Date	Drawn By
1:200 @ A1	09/10/2025	MH

Drawing No: 21192 - 10

Revision:

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Native Hedgerow Specification

Native hedgerow to be planted in planting season between end of November and end of March.

Planting to be a double staggered row with 300mm between plants and 300mm between rows. Coverage to be 6 plants per linear meter.

A specification of mixed whips, 60-90cm in height and with bare roots. Species of whips to be a mix of Beech, Hawthorn, Field Maple, Hazel, Holly & Blackthorn.

Rabbit spiral guards and bamboo canes to be provided.

NATIVE HEDGEROW PLANTING SCHEDULE

AC	ACER CAMPESTRE - Field Maple
BS	FAGUS SYLVATICA - Beech
PS	PRUNUS SPINOSA - Blackthorn
CA	CORYLUS AVELLANA - Hazel
LA	LLEX AQUIFOLIUM - Holly
PS	PRUNUS SPINOSA - Blackthorn

PLANTING KEY:-

	TREES				SHRUBS / BUSHES	
AC	ACER CAMPESTRE	PA	PRUNUS AVIUM	EE	EUONYMUS F EMERALD GAIETY	
AG	ALNUS GLUTINOSA	PK	PRUNUS KANZAN	HS	HEBE SUTHERLANDII	
BS	BETULA SPP	PP	PRUNUS PADUS	HH	HYPERICUM HIDCOTE	
CA	CORYLUS AVELLANA	PS	PRUNUS SPINOSA	IA	ILEX AQUIFOLIUM	
CB	CARPINUS BETULUS	PT	POPULUS TREMULA	PB	PHILADELPHUS BELLE ETOILE	
CM	CRATAEGUS MONOGYNA	QR	QUERCUS ROBUR	VM	VINCA MAJOR	
FE	FRAXINUS EXCELSIOR	SA	SALIX ALBA	WS	WISTERIA SINENSIS	
FS	FAGUS SYLVATICA	TC	TILIA CORDATA			
MS	MALUS SPP					

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

Tel: 01271 233777 | Ref: BAR260191

GREENSLADE TAYLOR HUNT
www.gth.net

Plot 1 Hoarstone - 3 Bedroom Dwelling



First Floor Plan @ 1:100



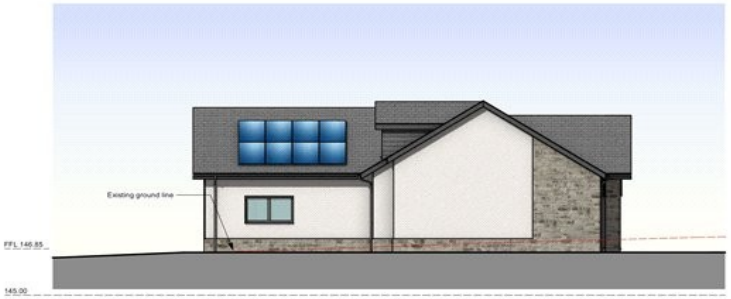
North Elevation @ 1:100



West Elevation @ 1:100



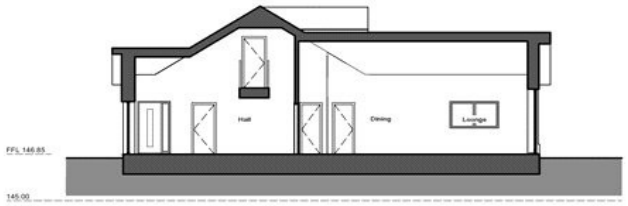
Ground Floor Plan @ 1:100



South Elevation @ 1:100



East Elevation @ 1:100



Section 01 @ 1:100

Scale Bar - 1:100

0 1 2 3 4 5 6 7 8 9 10 M

Material Notes:-

Walls - Natural Stone, Vertical cladding in black, Hanging slate, White & Grey painted render

Roof- Natural Slate

Windows- UPVC in grey

Rev.	Date	Issue Notes
D	13/11/2025	Amended solar panels
C	13/11/2025	Added solar panels
B	15/10/2025	Revised layout and plot level
A	06/10/2025	Altered dormer room

PLANNING

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RIBA

Client: Mr Wilson

Project Title: 2 New Dwellings - Land at Hoarstone, Frithelstock

Drawing Title: Plot 1 Plans, Elevations & Section

Drawing Scale	Date	Drawn By
1:100 @ A1	01/07/2025	MH

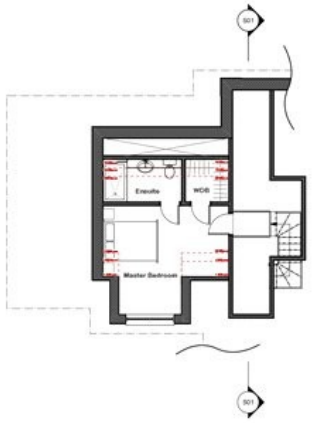
Drawing No: 21192 06 — Revision: D

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Plot 2 Hoarstone - 4 Bedroom Dwelling

gth



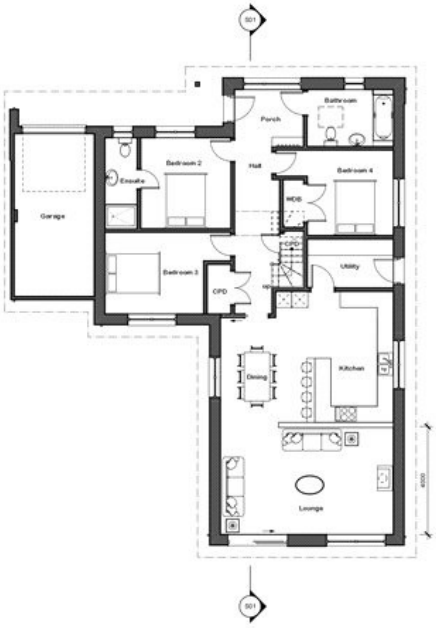
First Floor Plan @ 1:100



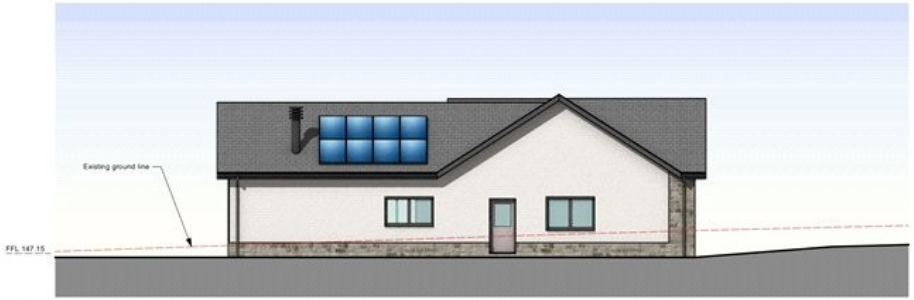
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West Elevation @ 1:100



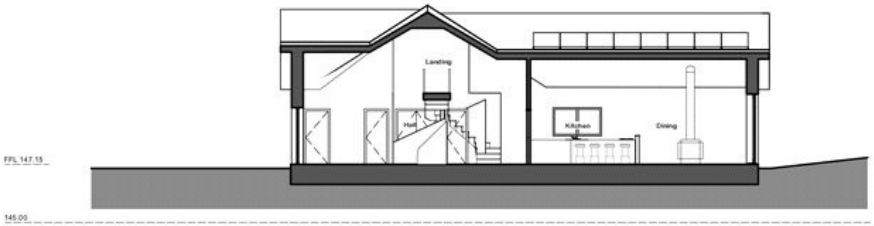
Ground Floor Plan @ 1:100



South Elevation @ 1:100



East Elevation @ 1:100



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0 1 2 3 4 5 6 7 8 9 10 M

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Client: Mr Wilson

Project Title: 2 New Dwellings - Land at Hoarstone, Frithelstock

Drawing Title: Plot 2 Plans, Elevations & Section

Drawing Scale	Date	Drawn By
1:100 @ A1	01/07/2025	MH

Drawing No: 21192 07 — Revision: D

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