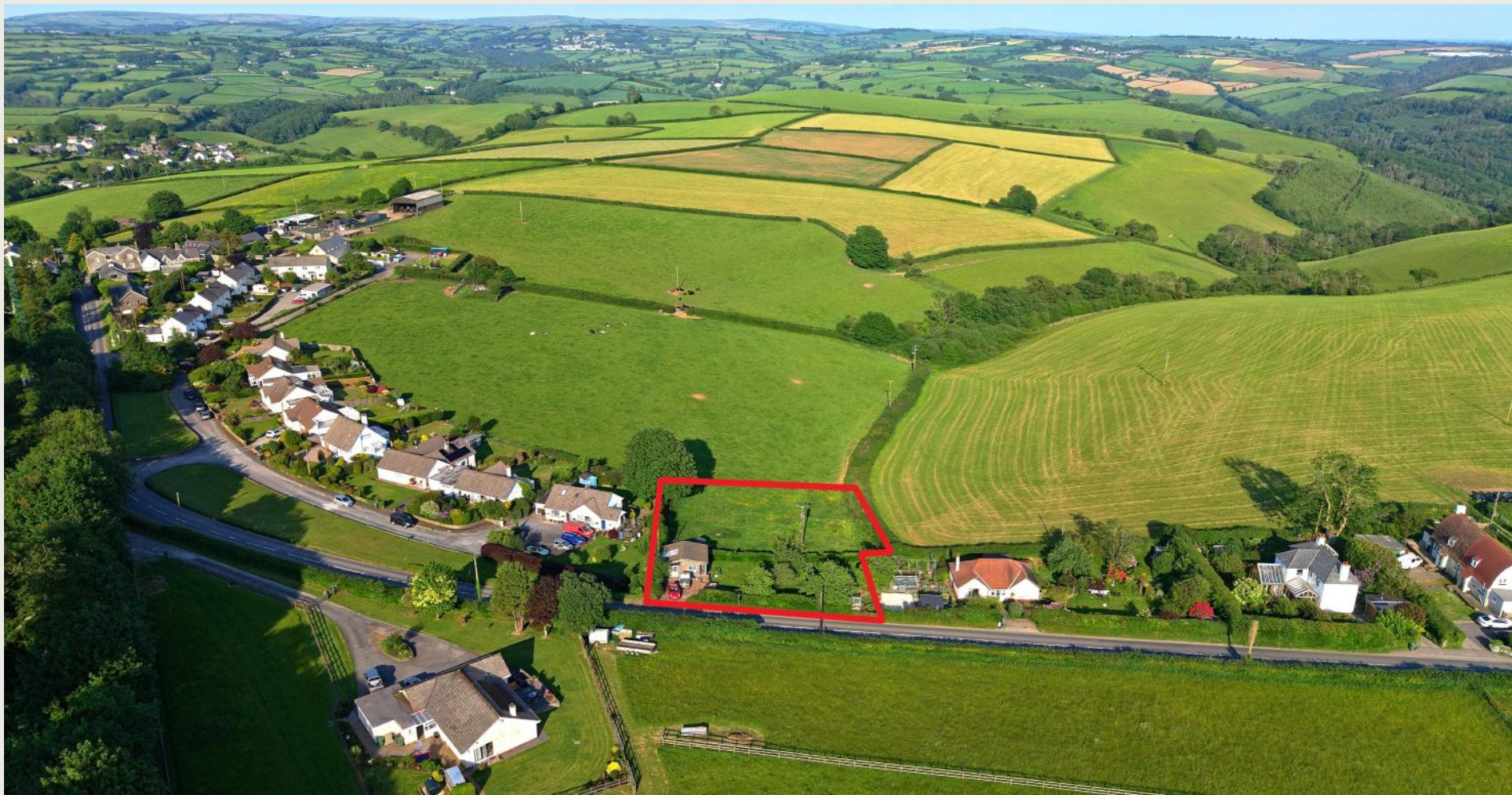




RESIDENTIAL DEVELOPMENT SITE

Land between Southlands and No.1 Youlston Close, Shirwell,
Nr. Barnstaple, Devon EX31 4JW

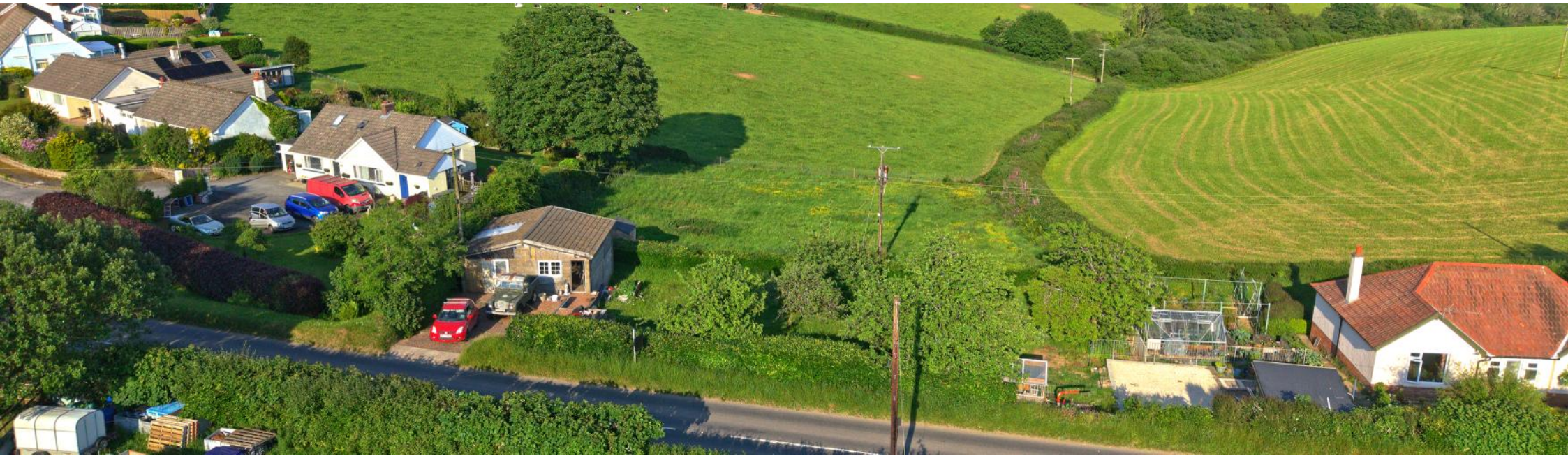


RESIDENTIAL DEVELOPMENT SITE

Land between Southlands and No.1 Youlston Close, Shirwell, Nr. Barnstaple,

Devon EX31 4JW

Residential development site with outline planning permission (OPP) for the erection of 2no. dwellings (both open market).



The site extends, in total, to approximately 0.23-hectares (0.59-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,
Taunton, Somerset TA1 2UH

Mark Chugg

(01823) 334466
mark.chugg@gth.net

Oliver Walker

(01823) 334466
oliver.walker@gth.net

Barnstaple Office

4 Cross Street, Barnstaple,
Devon EX31 1BA

Ollie Webb

(01271) 233777
ollie.webb@gth.net



LOCATION

The village of Shirwell is located within the administrative area of North Devon Council (NDC). It has a population of approximately 448no. residents (2024 Census).

Shirwell provides a range of basic facilities and amenities, including (but not limited to): a primary school and St Peter's Church.

The village is in close proximity to Barnstaple, which is approximately 6.9-kilometres (4.3-miles) to the south-west and provides a comprehensive range of educational, retail, employment, leisure/ tourism and cultural facilities and amenities, including (but not limited to): primary and secondary schools, numerous food and drink outlets, independent and high street retailers, supermarkets, hotels and a Post Office. The North Devon coastline is also within easy reach, providing further recreational opportunities to Saunton, Croyde, Putsborough and Woolacombe.

COMMUNICATIONS

Road - Shirwell lies approximately 6.9-kilometres (4.3-miles) north-east of Barnstaple, which provides access to the A361 (North Devon Link Road). The A361 provides connections to Tiverton and Junction 27 of the M5 motorway, linking to Exeter to the south and Bristol to the north.

Rail - Barnstaple railway station is approximately 7.0-kilometres (4.3-miles) to the south-west and provides frequent services to destinations, including (but not limited to): Exeter St Davids. From here, passengers can connect to a wide range of onward destinations, such as Bristol and London Paddington.

Air - Exeter Airport is approximately 85.2-kilometres (53.4-miles) to the south-east and offers both scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located at Shirwell Cross, just outside of the village of Shirwell. It comprises a parcel of land with a garage that will be demolished.

It is bound to the north by a residential dwelling; to the east by agricultural land; to the south by agricultural land and a residential dwelling; and to the west by the A39.

It extends, in total, to approximately 0.23-hectares (0.59-acres). The site that is being offered for sale is shown outlined red on the site plan on page 7. It is shown for identification purposes only and is not to be relied upon.

OUTLINE PLANNING REFUSAL

NDC, on 3rd June 2025, refused outline planning permission (application number: 79527) for the erection of 2no. dwellings and access with some matters reserved.

PLANNING APPEAL

The Planning Inspectorate, on 12th November 2025, upheld the appeal and granted outline planning permission (appeal reference: 600670) for the erection of 2no. dwellings and access, with some matters reserved. The permission is subject to 10no. conditions.

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a reserved matters application (RMA) to detail the appearance, landscaping, layout and scale to define the proposed new homes.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises 2no. 3-bed dwellings with a Gross Internal Area (GIA) of approximately 157-sq.m (1,689-sq.ft) each. The PRDS is shown to the right.

Access will be provided via the existing vehicle access from Shirwell Road.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the outline planning application; therefore, there will not be any contributions.

COMMUNITY INFRASTRUCTURE LEVY

NDC do not charge CIL.

LOCAL AUTHORITY

North Devon Council

Lynton House

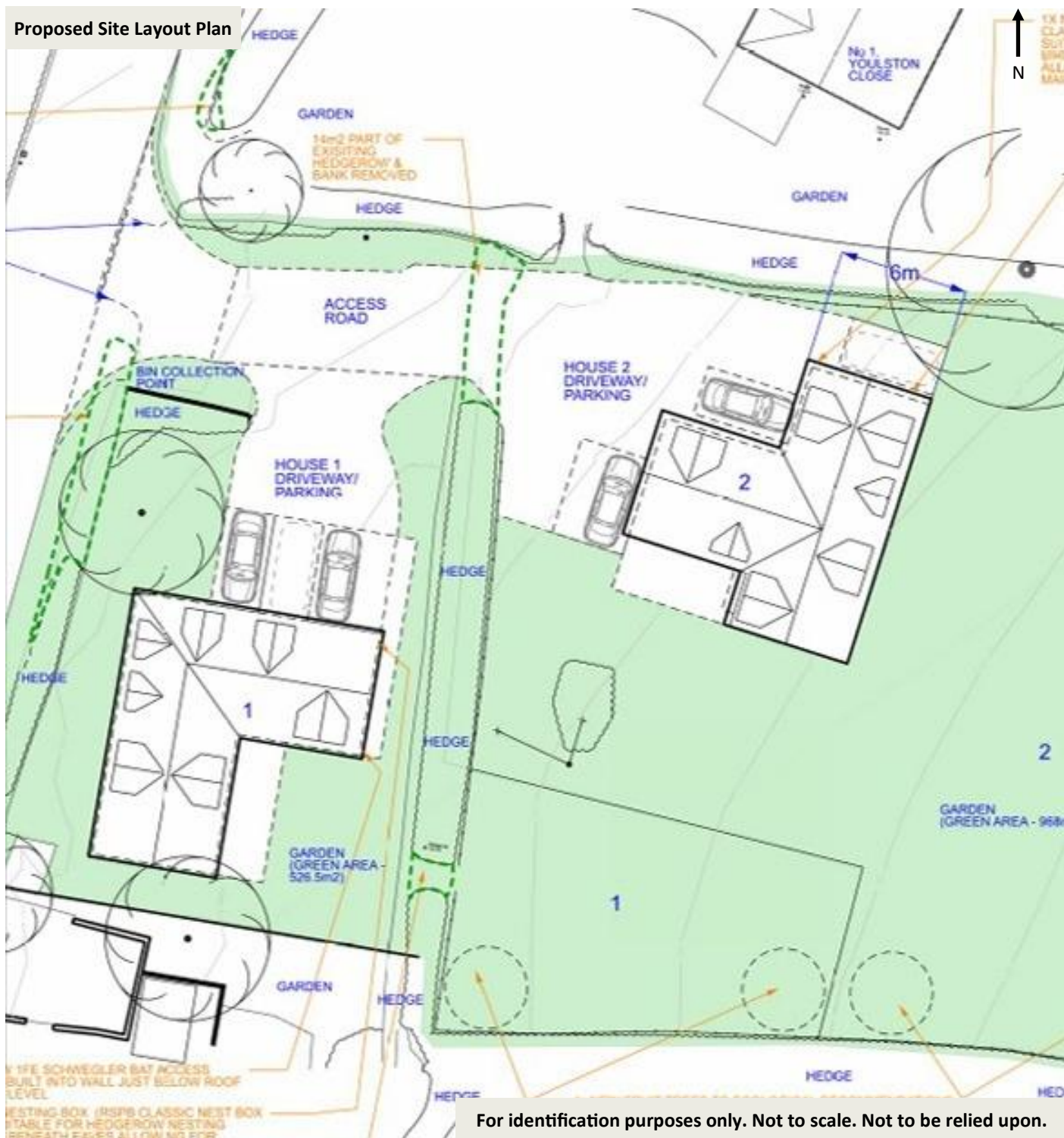
Barnstaple

Devon

EX31 1DG

T: (01271) 32771

W: www.northdevon.gov.uk





OVERAGE

Our clients preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

TENURE AND POSSESSION

The sellers owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title numbers: DN486118 and DN441063, respectively.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

Offers in the region of £250,000. Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services, with the exception of gas, are available near or on the site. All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/ecm9xobk4hlz25fn9wjux/AKkYpTiCU-kYJMQQ4bKJhJg?rlkey=w5hobx2rcxi9k9mvhos5pr7xb&st=77jn2621&dl=0>

<https://youtu.be/bKfjFiI8MM4>.



VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: EX31 4JW

What3words: secondly.rock.untruth

From the A361 continue into Barnstaple town centre. At the roundabout take the third exit onto Alexandra Road follow this road for approximately 0.4-kilometres (0.3-miles) and at the roundabout go straight over at the next roundabout take the second exit onto the A39. Remain on this road for approximately 6.1-kilometres (3.8-miles). The site will be on the right hand side and will be identifiable by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new homes and advice on marketing the properties. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

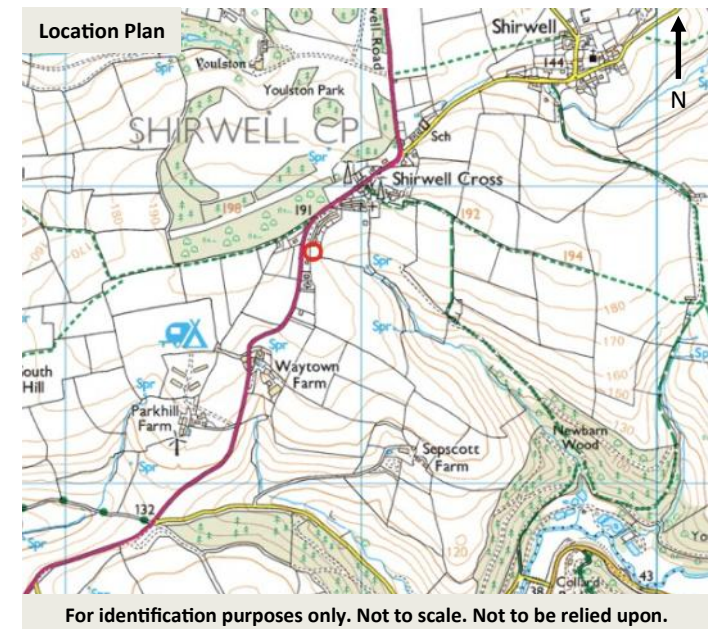
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

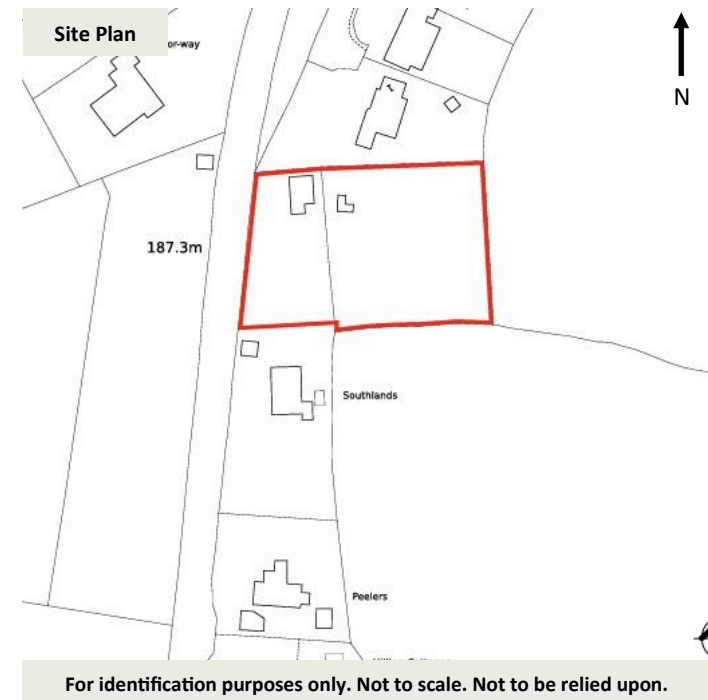
Photographs taken May 2026

Sales Brochure prepared June 2026 / updated August 2026

Property Reference Number: TAL260035



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/OHGW
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH

Tel: 01823 334466

Dear Sir or Madam

LAND BETWEEN SOUTHLANDS AND NO.1 YOULSTON CLOSE, SHIRWELL, NR. BARNSTAPLE, DEVON EX31 4JW

Introduction

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr and Mrs Evans and Mr and Mrs Allen. It is instructed to market and sell the site as described in the subject above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

Offers in the region of £250,000. Offers are invited on an unconditional basis.

Submission of Offers

The offers are to be submitted to Mark Chugg BSc (Hons), MSc, MRICS, Partner and Development Surveyor and Oliver Walker BSc (Hons), Graduate Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land between Southlands and No.1 Youlston Close, Shirwell, Nr. Barnstaple, Devon EX31 4JW,**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net and oliver.walker@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation. The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and flythrough video are available, via the links, as set out below:-

<https://www.dropbox.com/scl/fo/ecm9xobk4hlz25fn9wjux/AKkYpTjCU-kYJMQQ4bKJhJg?rlkey=w5hobx2rcxi9k9mvhos5pr7xb&st=77jn2621&dl=0>

<https://youtu.be/bKfjFil8MM4>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net and oliver.walker@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure