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LAND ADJACENT TO BEECHWOOD HOUSE

West Down ■ Nr. Ilfracombe ■ Devon ■ EX34 8NH

LOCATION

The village of West Down is within the administrative area of North Devon Council (NDC). It lies approximately 5.4-kilometres (3.4-miles) south of Ilfracombe and approximately 8.4-kilometres (5.2-miles) north of Braunton. The village has a population of approximately 672no. residents (2021 Census).

West Down has a range of basic facilities and amenities, including a parish church, primary school, community shop, parish hall, public house and community playing field. The village has an array of local clubs and activities and prides itself on a thriving community spirit.

LAND - LOT 1

Comprises strategic land, which is irregular in shape. It is partially laid to scrub with an area of grassland and several mature trees. It extends, in total, to approximately 0.28-hectares (0.68-acres).

PRE-APPLICATION RESPONSE

A Pre-application Response (reference number: ENQ/0328/2023) was received from NDC dated 24th August 2023. This was for a proposed residential development of approximately 9no. dwellings being an affordable housing led scheme with 1no. open market plot. The Response confirms that the principle of development is acceptable as long as the development is for an affordable housing led scheme. The Response is contained within the information pack.

PLANNING OPPORTUNITY

There is an opportunity to promote the land for an open market housing scheme, via the NDC Local Plan Review, for allocation. There is currently no opportunity for an early application as the Council has its 5-year housing land supply of deliverable sites within its district area.

LOCAL AUTHORITY

North Devon Council
PO Box 379
Barnstaple
Devon
EX32 2GT

T: (01271) 388288
E: planning@northdevon.gov.uk
W: www.northdevon.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: DN473919, which forms part of a wider title.

METHOD OF SALE

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

Aerial Photograph (taken from the east)



Aerial Photograph (taken from the north-west)



GUIDE PRICE

The guide price is set out below:-

Lot 1 – Offers in the region of £100,000;

We are seeking offers on an unconditional basis.

OVERAGE

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

VALUE ADDED TAX

The seller will not be opting 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 are available near the land. 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/957tdpf7kyk0v2hik8lw7/AEE-KxCMDZvIkLu3hgRWYew?rlkey=2ps8tsyo2xrlw6oxxeyd4snn&st=3agj0eqI&dl=0>

<https://youtu.be/xT66EPqP6C8>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this land 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 land 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: EX34 8NH

what3words: tricycle.marine.towels

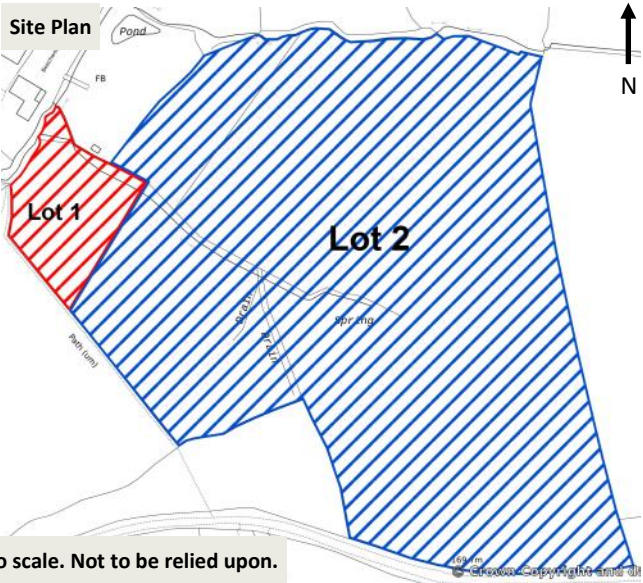
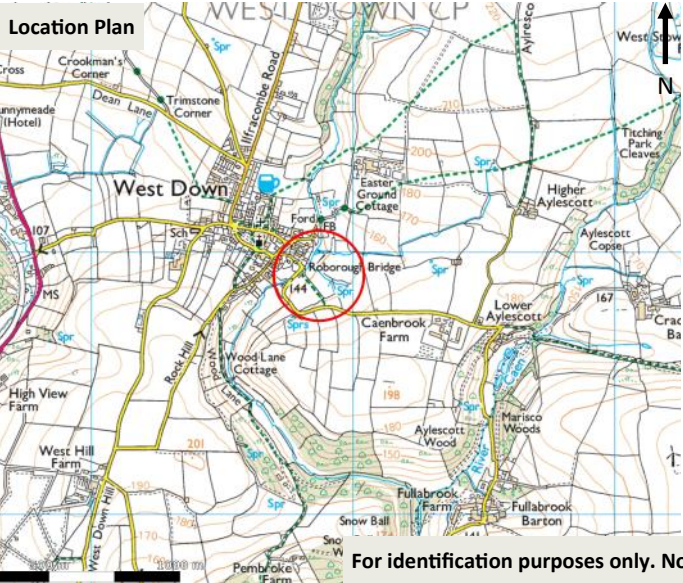
From Braunton head north-east on the A361 for approximately 6.2-kilometres (3.9-miles). Turn right onto Stang Lane for approximately 0.6-kilometres (0.4-miles) which becomes West Down Hill. Turn right onto Church Pool for approximately 0.1-kilometres (0.1-miles), then turn onto Churchill and the land will be found straight ahead.

Photographs taken May 2024

Sales Brochure updated September 2025

Property Reference Number: TAL240056

Ground Photograph (taken from the east)



For identification purposes only. Not to scale. Not to be relied upon.

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, 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.

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GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC
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 ADJACENT TO BEECHWOOD HOUSE, WEST DOWN, NR. ILFRACOMBE, DEVON EX34 8NH

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr B and Mrs A Worth. It is instructed to market and sell the land as described above.

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

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If you would like to make an appointment to view the land or would like further information, please do not hesitate to contact the Barnstaple Office by telephone on telephone number: 01271 233777 or email by email address on: ollie.webb@gth.net or Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: mark.chugg@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt
Enc Sales brochure