
MICHAEL ADEY
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GRATTON HOUSE - BUILDING PLOT

LAMBSCOMBE NORTH MOLTON


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EX36 3JT

ABOUT THE PLOT

Occupying a truly outstanding elevated position with superb views is this unique development opportunity to create a spacious and adaptable detached dwelling. The property has been designed with part reverse level accommodation to take full advantage of the unspoilt rural views. The site extends to **0.45 acres** of lawned gardens enjoying a private yet accessible setting with gated entrance from the country lane. It is located in an extremely accessible position just 2 miles from the desirable village of North Molton. The market town of South Molton is 4.5 miles distant. A private gated entrance leads to a concrete track and yard area. On site and included in the freehold sale is a useful cabin and 4 berth static home.

We understand that mains electricity is connected onsite including a 3 phase supply. Mains water is within the entrance ready to connect to. Currently connected to a well water supply. Drainage to be an installation of a treatment plant system. A private bore hole may also be an option, if required.

The land areas available can be found on the enclosed identification land plan.





Planning permission was granted by North Devon Council on the 10 January 2025 for the erection of dwelling and detached garage/workshop and associated works. The planning consent shows approval for a two storey South facing dwelling with bedroom and additional ground floor rooms together with open plan living to the first floor with two further bedrooms.

https://planning.northdevon.gov.uk/Planning/Display/78687

The approximate gross internal area extends to about **210 m2 (2,260 sq ft).**

The current proposed accommodation can be found on the enclosed floorplans. The plot is edged red shown on the on the enclosed identification plan extending to about **0.45 Acres.**

THE AREA

The plot is located in a superb position enjoying easy access from Lambscombe Hill. The villages of North Molton, Bishops Nympton and market towns of South Molton and Tiverton are all located close by.





North Molton - **2 miles**
South Molton - **4.4 miles**
Barnstaple - **16.5 miles**
Tiverton - **20 miles**
Barnstaple - **18 miles**

Exmoor National Park - **3 miles**
Horner Wood - **16 miles**
Lynton & Lynmouth - **20 miles**
Westward Ho! beach - **25 miles**

Umberleigh station - **11.7 miles**
Tiverton Parkway - **27.2 miles**

A361 North Devon Link Road - **3.4 miles**
Junction 27 (M5) - **25 miles**

Exeter Airport - **42 miles**
Bristol Airport - **77 miles**









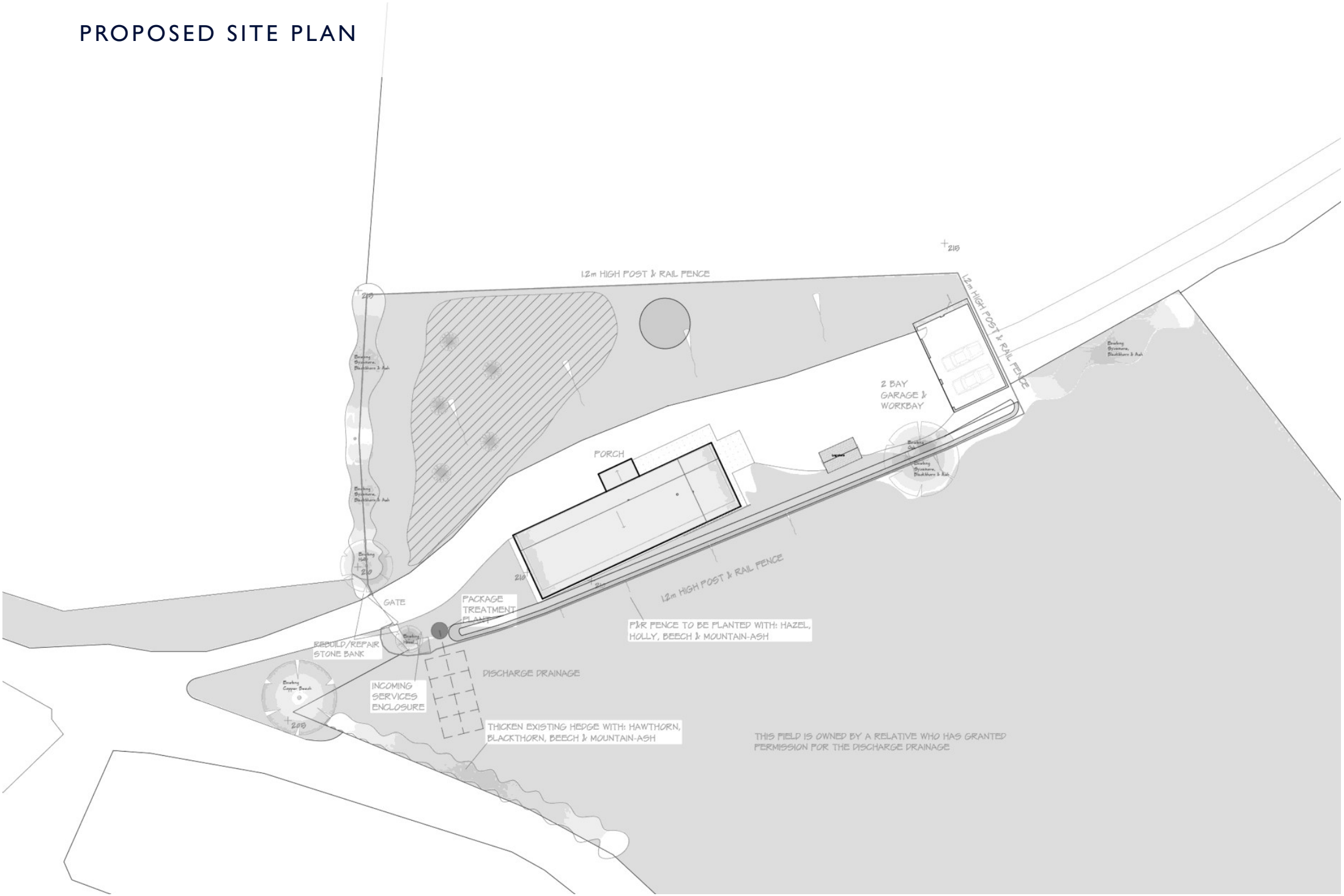








PROPOSED SITE PLAN





SERVICES & OUTGOINGS

We understand that mains electricity is connected with a 3 phase supply. Currently connected to a well water supply. It is understood that mains water is located in the entrance track. Alternatively a bore hole could be installed.

Drainage - To install a new private treatment plant.

North Devon Council - https://planning.northdevon.gov.uk/Planning/Display/78687

IMPORTANT NOTICE

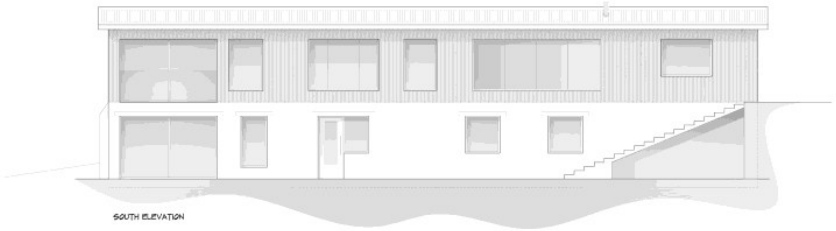
These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

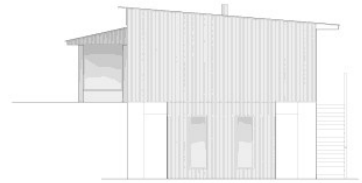
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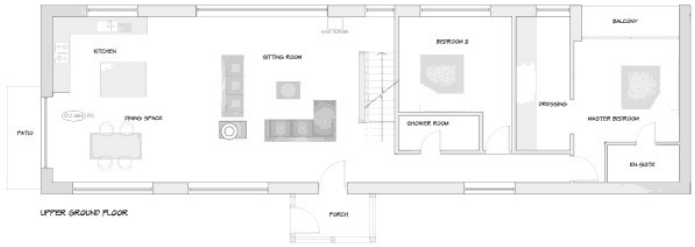
NORTH ELEVATION



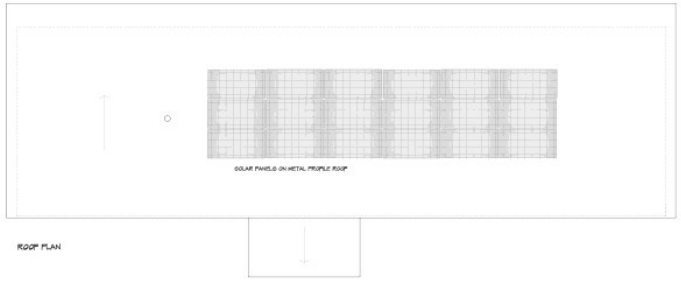
SOUTH ELEVATION



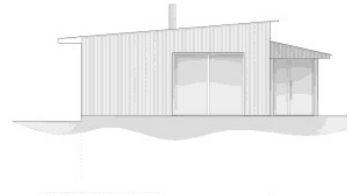
WEST ELEVATION



UPPER GROUND FLOOR



ROOF PLAN



EAST ELEVATION





LOWER GROUND FLOOR

PROPOSED FLOORPLAN

AGRICULTURAL BARN
1219 sq.ft. (113.2 sq.m.) approx.



WORKSHOP
119 sq.ft. (11.0 sq.m.) approx.



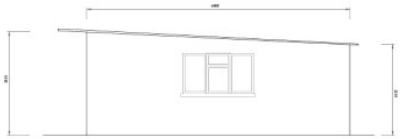
EXISTING PLAN



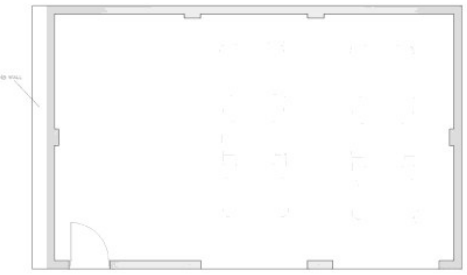
ROOF PLAN



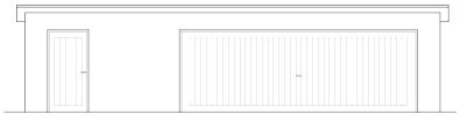
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



GROUND PLAN



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

PROPOSED GARAGE

DIRECTIONS

From South Molton, leave the town on the B3227 and continue straight on this road for about 0.7 of a mile turning left (unsigned) onto Folly Lane. Continue on Folly Lane for 3.3 miles and turn right at Lambscombe Cross signed Bickingcott/Molland. After just 0.3 of a mile the entrance to Gratton House is on the left hand side, opposite Lambscombe Farm Cottages.

What 3 Words Location ///intrigued.hunt.looks

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE CONTACT THE OFFICE PRIOR TO VIEWING THE PROPERTY.

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RS0840

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