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LAND OFF MORTEHOE STATION ROAD

Woolacombe, Nr. Ilfracombe, Devon EX34 7HQ


Aerial photograph (taken from the south)

LAND OFF MORTEHOE STATION ROAD

Woolacombe, Nr. Ilfracombe, Devon EX34 7HQ

Strategic land with access and road frontage onto Mortehoe Station Road and Woolacombe Station Road (B3343).

Capacity for approximately 105no. dwellings, subject to the grant of a satisfactory planning permission.



The site extends, in total, to approximately 6.99-hectares (17.26-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

GTH Barnstaple Office

4 Cross Street, Barnstaple,

North Devon, EX31 1BA

Ollie Webb

(01271) 233777

ollie.webb@gth.net

Aerial photograph (taken from the south)



Aerial photograph (taken from the north)



LOCATION

The village of Woolacombe is located within the administrative area of North Devon Council (NDC). It has a population of approximately 636no. residents (2024 Census).

Woolacombe has a comprehensive range of facilities and amenities, including (but not limited to) a parish church, village hall, primary school, a number of holiday parks, convenience store, Post Office, other independent shops and various restaurants, public houses and hotels, petrol station, and doctor's surgery, as well as a renowned sandy beach, which is highly popular with tourists and visitors throughout the year.

The village also benefits from close links with the neighbouring towns of Ilfracombe (which is to the north-east) and Barnstaple (which is to the south-east).

COMMUNICATIONS

Road - Woolacombe is accessed via the B3343, which runs through the village and connects to the surrounding local road network. The A361 is approximately 6.2-kilometres (3.9-miles) to the east via the B3343. It provides access north-east to Ilfracombe and south-east to Barnstaple and beyond.

Rail - Barnstaple railway station is approximately 23.3-kilometres (14.5 -miles) to the south-east. It provides frequent services to destinations, including (but not limited to): Exeter St Davids and Exeter Central. From here, passengers can connect to a wide range of onward destinations, such as Bristol Temple Meads, London Paddington and London Waterloo.

Air - Exeter Airport is approximately 107-kilometres (66.9-miles) to the south-east. It offers scheduled and chartered flights to a range of national and international destinations.

LAND

The land is situated to the east of the village centre. It is bound immediately to the west by a housing estate (Headlands View Avenue/ Hartland View Road); immediately to the east by a mix of uses (the Fortescue Arms, a garage and holiday accommodation); and to the north and south by Mortehoe Station Road and Woolacombe Station Road.

The land comprises agricultural land and extends, in total, to approximately 6.99-hectares (17.26-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.

PLANNING

We believe that the land has potential principally for housing and other ancillary land uses. The illustrative site layout plan for a proposed residential development scheme (PRDS) of 105no. dwellings is shown to the right.

Existing Local Plan

The North Devon and Torridge Local Plan (2011-2031) (NDTLP) was adopted in 2018.

The land falls outside of the built-up areas and settlement limits for both Woolacombe and Mortehoe. It falls within the open countryside.

Emerging Local Plan

NDC and Torridge Council (TC) are currently preparing a new Local Plan, which, once adopted, will set out the planning policy across the authorities. The plan is at a very early stage of preparation, which presents an opportunity to promote the land for development.

National/Local Designations

The land falls within the North Devon Coast National Landscape (NDCL) (formerly an AONB).

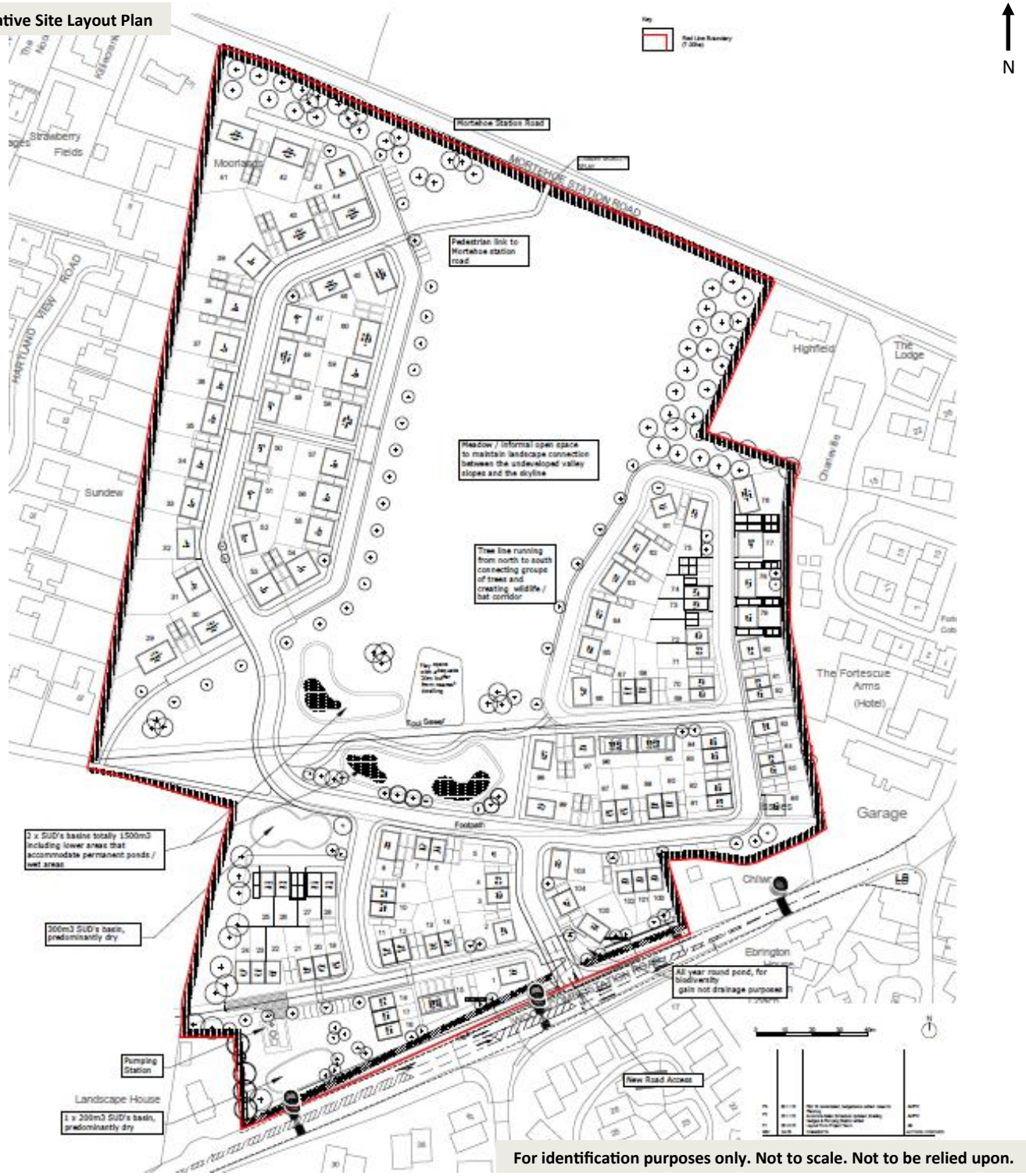
5-Year Housing Land Supply

NDC and TC released a 5-year Housing Land Supply (5YHLS) Statement in October 2025. The Statement confirms that the Councils were able to demonstrate a 5YHLS equivalent to 4.61-years. Therefore, a shortfall of 0.39-years supply.

Housing Delivery Test

The Housing Delivery Test (HDT) result shows that NDC and TC had a requirement of 2,030no. dwellings between 2020-2023. The results stated that they delivered 2,428no. dwellings in the same period. Consequently, their HDT measurement was 120%. This demonstrates that the Council have a sound record of delivering housing against their targets and that there is no buffer to be applied. The 2024 measurement is yet to be published.

Illustrative Site Layout Plan



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

Aerial photograph (taken from the north-west)



Aerial photograph (taken from the west)



Outline Planning Application/Refusal

NDC refused outline planning permission (OPP) (application number: 76809) on 13th September 2024. This was for the erection of 105no. dwellings with some matters reserved. There were 10no. reasons for refusal. The refusal notice is contained within the information pack, together with the technical/non-technical information submitted as part of the application.

Pre-application Enquiry/Reply

A pre-application enquiry was submitted to NDC on 2nd January 2026, to seek an informal opinion in respect of the development of 35no. dwellings on the southern part of the land. A reply dated 5th May 2026 was received from NDC. These documents are contained within the information pack.

PROMOTION AGREEMENT

The seller and Wessex Strategic Limited entered into a Promotion Agreement (PA) dated 1st August 2019. This was to procure planning permission for principally residential development on the site, and to subsequently dispose of it. The PA expires on 31st July 2026.

The PA requires Wessex Strategic Limited to procure letters of reliance for the benefit of the owner, in relation to the technical/non technical documents, reports and surveys associated with the outline planning application/refusal and the pre-application enquiries/replies.

LOCAL AUTHORITY

North Devon Council
Lynton House
Commercial Road
Barnstaple
Devon
EX31 1DG
T: (01271) 327711
W: www.northdevon.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DN553003.

THE OVERAGE AND DEED OF VARIATION

Please note that the land is subject to an Overage and a Deed of Variation. The Agreements are contained within the information pack.

METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion. The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICE

The guide price is in the **region of £500,000.** Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller has opted to tax; therefore, VAT will be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

RANSOM STRIP

Please note that the seller will be retaining a Ransom Strip between points A to B and B to C, respectively. This is outlined on the site plan to the right.

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 or on 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/jrtain6yd2ws5x3759g9g/ACINipF1tpP1hFkWp929BUI?rlkey=vbzc135sm1c8rnivezqhr112w&st=j3vl4am2&dl=0

https://youtu.be/45-6Cw-FDiU

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the viewing days.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of the 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 7HQ

What3words: lush.interviewer.young

From the centre of Woolacombe, head east on the B3343. Continue on this road for approximately 3.2-kilometres (2.0-miles), then take the left turning onto Mortehoe Station Road. Remain on this road for approximately 175-yards (160-metres). The site will be on your left-hand side and will be identifiable via a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. 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

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 June 2026 **Sales Brochure prepared July 2026**

Property Reference Number: TAL260036

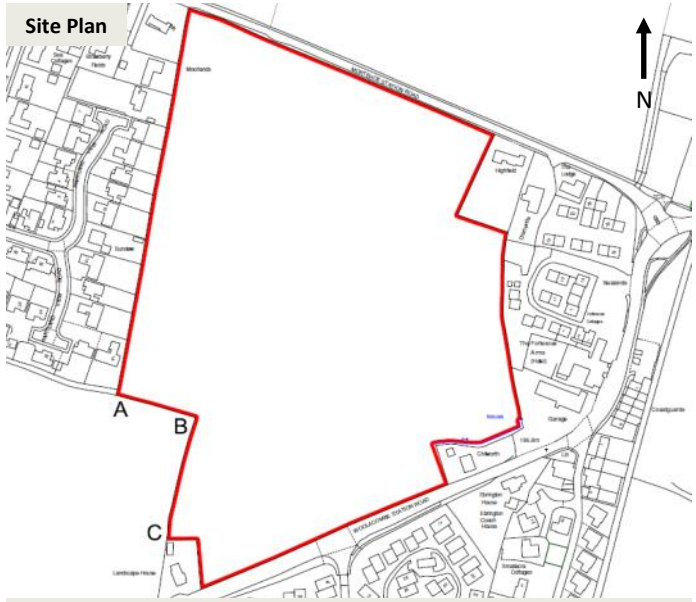
Location Plan



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

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Site Plan



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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

STRATEGIC LAND
LAND OFF MORTEHOE STATION ROAD, WOOLACOMBE, NR. ILFRACOMBE,
DEVON EX34 7HQ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr D and Mrs W Collis (our clients). It is instructed to market and sell the land, as described in the subject above.

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

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

The guide price is offers **in the region of £500,000.**

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon** on **Friday, 11th September 2026.**

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 off Mortehoe Station Road, Woolacombe, Nr. Ilfracombe, Devon EX34 7HQ,'** 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 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 aerial video is available, via the link, set out below: -

https://www.dropbox.com/scl/fo/jrtain6yd2ws5x3759g9g/AClNipF1tpP1hFkWp929BUI?rlkey=vbzc135sm1c8rnivezqhr112w&st=frnpatv4&dl=0

https://youtu.be/45-6Cw-FDiU

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site if we do not have any appointments to view on any of these dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00 am** and **11:00am** on the days, as set out below:-

- **Thursday, 6th August 2026;**
- **Thursday, 13th August 2026;**
- **Thursday, 20th August 2026;**
- **Thursday, 27th August 2026; and**
- **Thursday, 3rd September 2026.**

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of the 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.

If you would like to make an appointment to view the land 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 address: mark.chugg@gth.net and oliver.walker@gth.net or the Barnstaple Office by telephone on (01271) 233777 or email address: ollie.webb@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure