

An aerial photograph of a rural landscape in Devon, England. The foreground is dominated by a large, vibrant green field. A road runs diagonally across the middle of the image, bordered by a line of trees and a hedge. To the right of the road, there is a large, dark-colored barn with a corrugated metal roof. The background shows rolling hills and fields, with a small village visible in the distance. The sky is clear and blue.

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Development Opportunity at Chapple, Yarnscombe, Barnstaple, Devon

# Chapple

## Yarnscombe, Barnstaple, Devon

### EX31 3NG

Umberleigh 3.5 miles; Great Torrington 4.5 miles; Bideford 8.5 miles;  
Barnstaple 10.5 miles; South Molton 11.5 miles

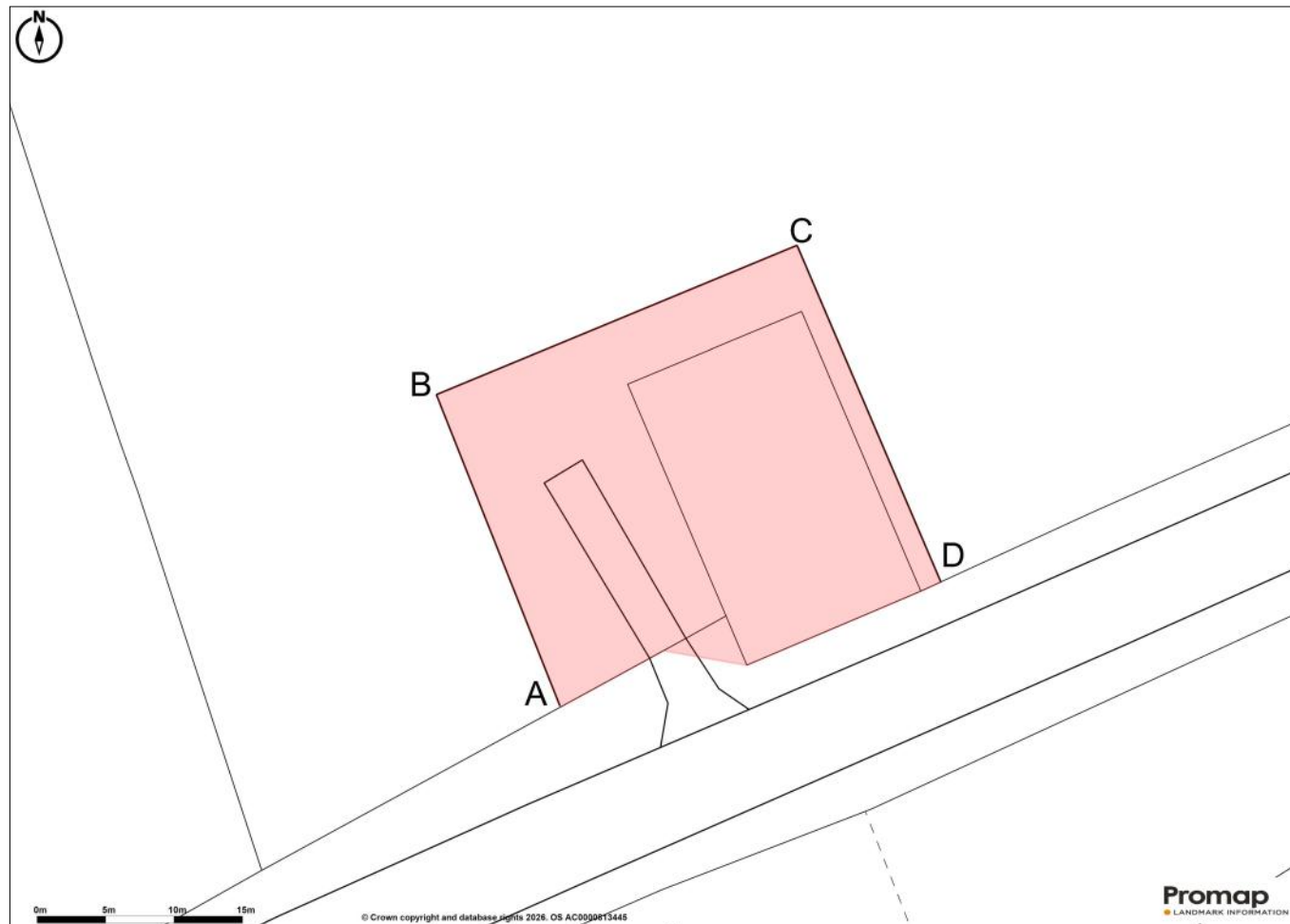
An outstanding development opportunity comprising full planning approval for the erection of a substantial detached four bedroomed family home enjoying superb countryside views, set in about 0.18 Acres.  
(Further land may be available by negotiation).

Freehold Guide Price £175,000

### Description

This sale affords prospective purchasers an excellent opportunity to acquire a superb development site with the benefit of full planning consent for the erection of a substantial detached residential dwelling. The property occupies an outstanding and readily accessible rural position adjacent to the B3227 South Molton to Torrington road, with a gated private entrance leading into a proposed parking and turning area. Benefiting from superb, far reaching views over the surrounding North Devon countryside towards Exmoor in the far distance, the site offers the potential to create a most attractive and individual detached four bedroomed family home extending to approx. 214sqm (2,300sqft).

The site currently contains an agricultural barn of steel and timber



framed construction, with a corrugated iron roof and cladding. Consent was initially obtained under Class Q prior approval for the residential conversion of the barn, although the vendors have recently been granted full planning permission for the removal of the existing farm building and replacement with a new build spacious two storey family dwelling to comprise the following accommodation:-

#### Ground Floor

**Entrance Hall** with walk-in cupboard, open plan **Living/Dining/Kitchen** with patio doors, **Bedroom 1**, double, **Bedroom 2**, double with walk-through wardrobe and **En-Suite Shower Room**, **Family Bathroom** and **Utility Room** with **Plant Room** off.

#### First Floor

**Landing**, **Bedroom 3**, double, with **Dressing Room** and **En-Suite Shower**, **Bedroom 4**, double, with **Dressing Room** and **En-Suite Shower** and **Home Office**.

For the accommodation layout please refer to the attached proposed floor plan.

The site occupies an excellent position, set back from the road and enjoying superb far reaching views. Provision has been made in the plans for parking, turning and garden space.

In total, the site at extends to about **0.18 Acres**, as shown on the attached proposed site plan. Further adjoining land may be available by negotiation.

### Situation

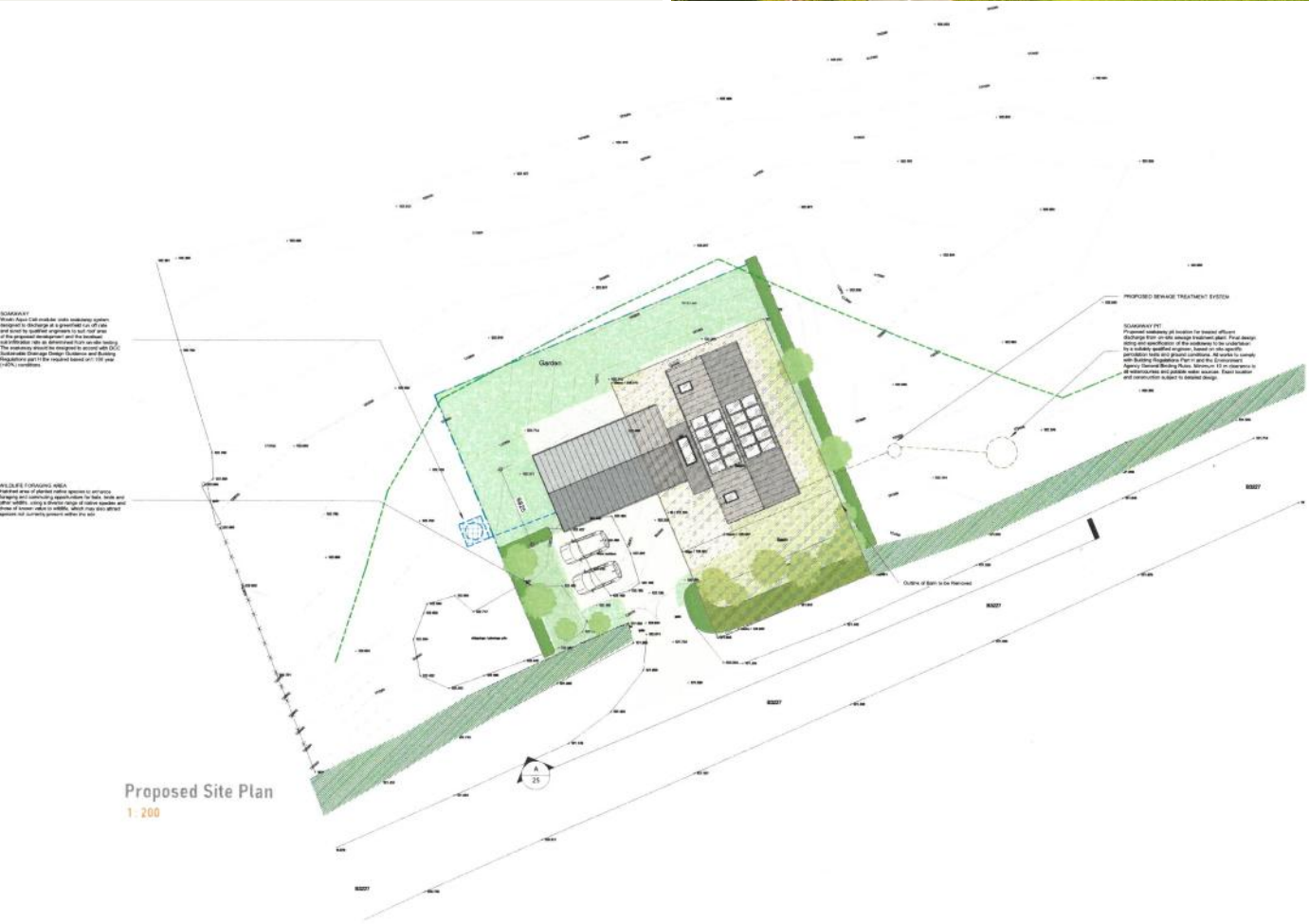
Occupying a rural yet readily accessible position the barn lies within the attractive and gently undulating band of countryside between Exmoor and Dartmoor. Despite its rural position the property still enjoys easy access to the surrounding districts and main routes of communication with the B3227 and A377 routes providing easy links to the larger towns of Great Torrington, Bideford, Barnstaple, South Molton and Crediton, each providing an extensive range of everyday shopping, banking, recreational

and educational facilities. The A39 and A361 North Devon link road provide quick and easy access to the M5 motorway (Junction 27), with mainline intercity rail links available at Tiverton Parkway, and international airports at Exeter and Bristol.

The land is surrounded by picturesque Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing on the rivers Torridge, Taw and Mole, hunting, shooting at Libbaton, Northam, Barnstaple and High Bullen. To the north east and south the National Parks of Exmoor and Dartmoor offer beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, with popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

### Town & Country Planning

Planning approval has been obtained from Torridge District Council (2nd October 2026) for the ‘Demolition of an existing agricultural barn and



erection of 1no. dwelling and associated works...’. (Application Ref. 1/0628/2026/FUL). Copies of the approved plans together with the relevant supporting documentation are available to view via the Torridge District Council planning portal by searching the above Application Ref. No. Prospective purchasers should satisfy themselves as to the contents, conditions and requirements of the planning consent.

### Services & Outgoings

The property does not currently benefit from any mains services. Overhead mains electricity cables cross the adjoining field and the Vendors will grant an easement and appropriate rights for connection to this supply, subject to electricity company approval and charges. Prospective purchasers should make their own enquiries as to the cost of connecting to this mains electricity supply.

We understand that mains water may be available in the vicinity and prospective purchasers should make their own enquiries as to the location and cost of connecting to the mains supply or installing a private borehole water supply. Prospective purchasers will also need to install their own independent private drainage and run off soakaway systems.

Torridge District Council Tax - To be assessed.

### Fencing Obligation

The Purchaser will be responsible, within three months of the completion date, for the erection and future maintenance of a new stock proof fence between Points A, B, C and D shown on the attached plan.

### Right of way, Easements, Wayleaves, Etc.

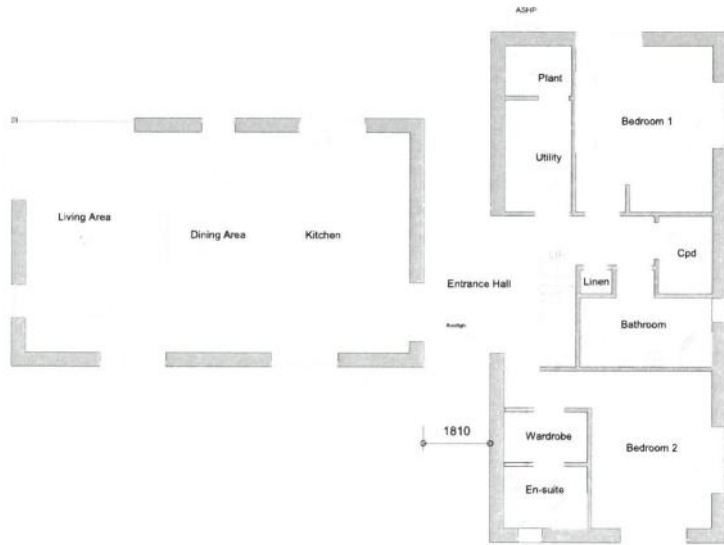
We are not aware of any public or private rights of way across the site. The property, as far as required by the Vendors, will be conveyed subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, drains, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

### Directions

From the A377 at Umberleigh head west on the B3227 signed for Atherington and Torrington. After passing though the small village of Atherington remain on the B3227 for a further 1.8 miles whereupon the barn will be seen on the right hand side with the entrance to the site immediately adjacent.

What3Words - For the exact location download the App and enter:- **jaunts.branded.wand**

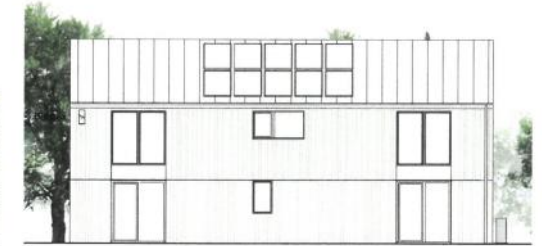
Please Note:- You are strongly advised to follow the directions set out above rather than relying on satellite navigation.



Ground Floor Plan  
1:100



North Elevation  
1:100



East Elevation  
1:100



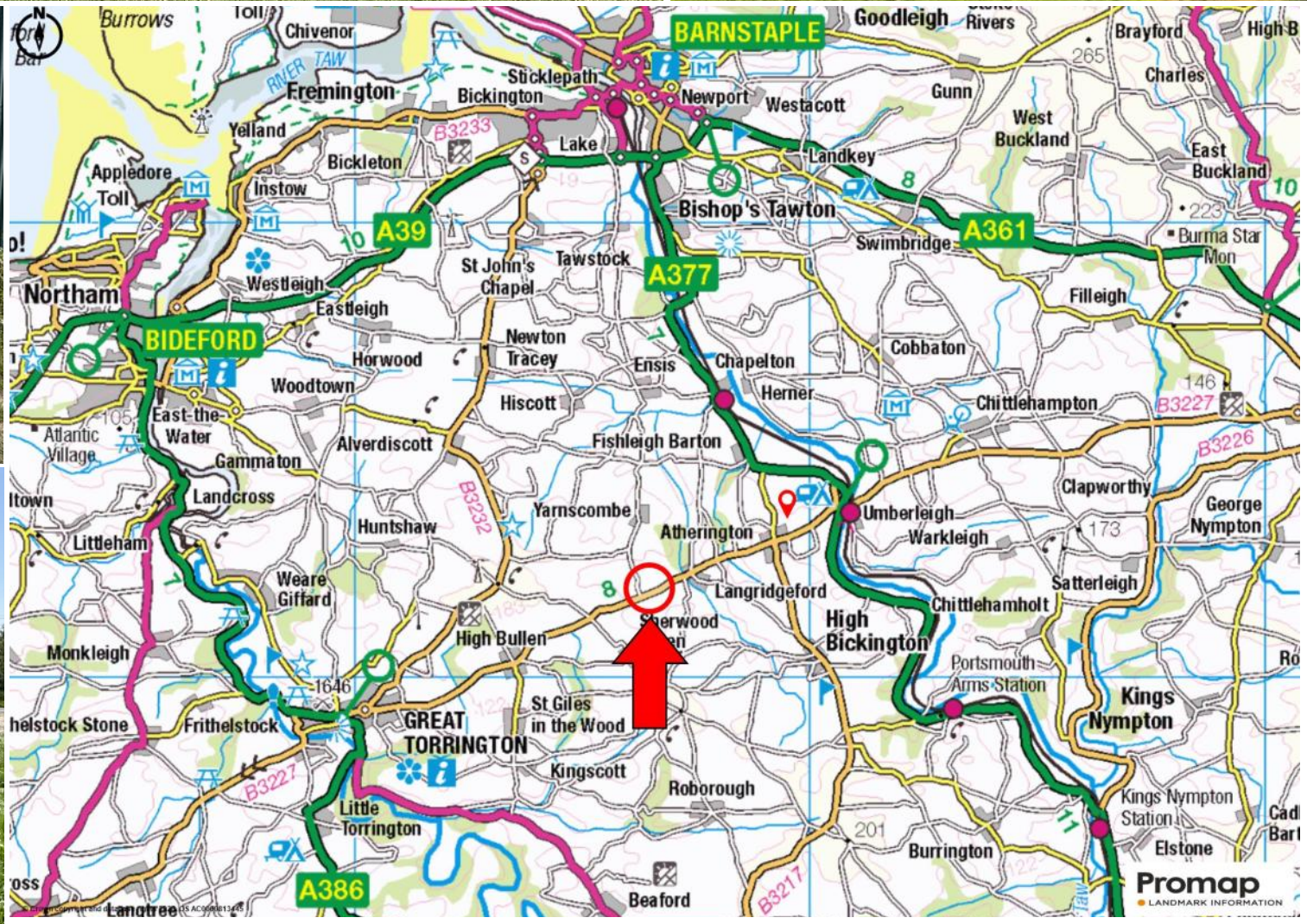
First Floor Plan  
1:100



South Elevation  
1:100



West Elevation  
1:100



An aerial photograph showing a large, vibrant green field. A paved road with white dashed lines runs along the right side of the field. A dark-colored car is parked on a small patch of ground near a large, dark green barn with a curved roof. The background features rolling hills, more fields, and a line of trees under a clear sky.

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## Viewing

The property may be viewed at any reasonable time during daylight hours by prior appointment with the Agents Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Email: [residential.barnstaple@gth.net](mailto:residential.barnstaple@gth.net)

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**GREENSLADE TAYLOR HUNT**  
[www.gth.net](http://www.gth.net)

