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Building Plot,  
Victoria Cottage,  
Bickington, Barnstaple,  
North Devon. EX31 2LP



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**Building Plot,**  
Victoria Cottage, Bickington Road,  
Barnstaple, North Devon. EX31 2LP

## Price Guide £225,000

This good sized level plot is located in Bickington village a short distance out of Barnstaple North Devon's regional centre. The property is also not far from the Taw Torridge Estuary and en route between North Devon's principle towns of Bideford and Barnstaple which are served by a very regular bus service which passes the plot.



### CURRENT PLANNING PERMISSION

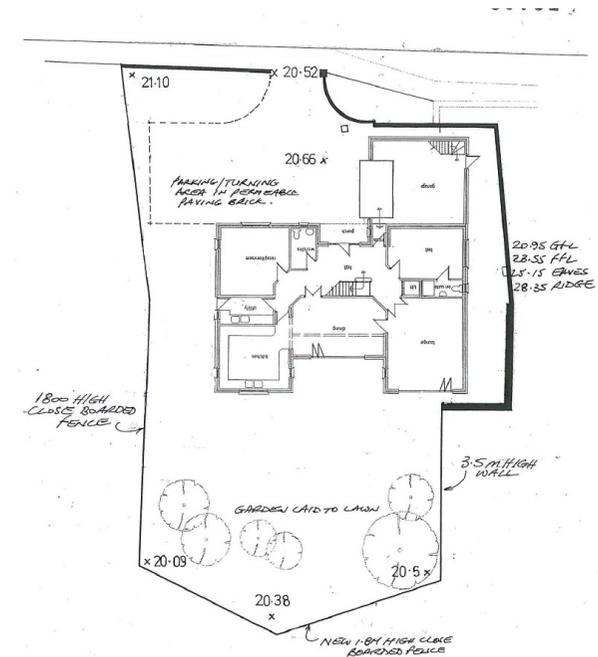
A new planning application 65503 for a large single detached house was granted on 02/11/2018. It is considered this level plot would be equally suitable for a large detached bungalow subject to planning as the location of the plot is also very close to amenities and on a bus route.

### PLANNING PERMISSION HISTORY

The original planning application 50434 was approved for 2 detached houses, this lapsed and was renewed as planning application 52210, and this permission has now also expired. A new planning application 59752 for a large single detached house was granted on 01/10/2015 this has now been renewed as mentioned above.

Full details of the planning can be found on line at North Devon District Councils Planning Portal.

Directions: The plot is located opposite Holland Close and next to The Old Barn Inn, on the Bickington Road (B3233).



SITE PLAN Scale 1:200



This good size plot is the site of Victoria Cottage, which burnt down in 2014. Located in the centre of the Village of Bickington, adjacent to the Old Barn Inn and close to the village hair dressers, Post Office and General Stores. Roundswell Retail Park is only about a mile away and can be easily accessed on foot. A very regular Bus service passes the plot connecting North Devon's principle towns of Bideford and Barnstaple.

This plot provides a rare opportunity for the self builder wanting a plot in a level location with potential for a large property close to and within easy reach of amenities. Alternatively, the plot is ideal for a large bungalow if preferred.

This level plot is south facing and measures approximately 120' x 80' (36.57m x 24.38m) with all mains services on site previously connected.



Proposed accommodation as follows:-

#### Ground Floor

Enclosed Entrance Porch:

Reception Hallway:

Space for lift:

Cloakroom:

Living Room:

Dining Room:

Second Reception:

Kitchen:

Utility:

Ground Floor Bedroom 5:

En Suite:

#### First Floor

Very Spacious Landing:

Space for lift:

First Floor Sitting Room: with Balcony Off

Bedroom 1:

En Suite:

Bedroom 2:

En Suite:

Bedroom 3:

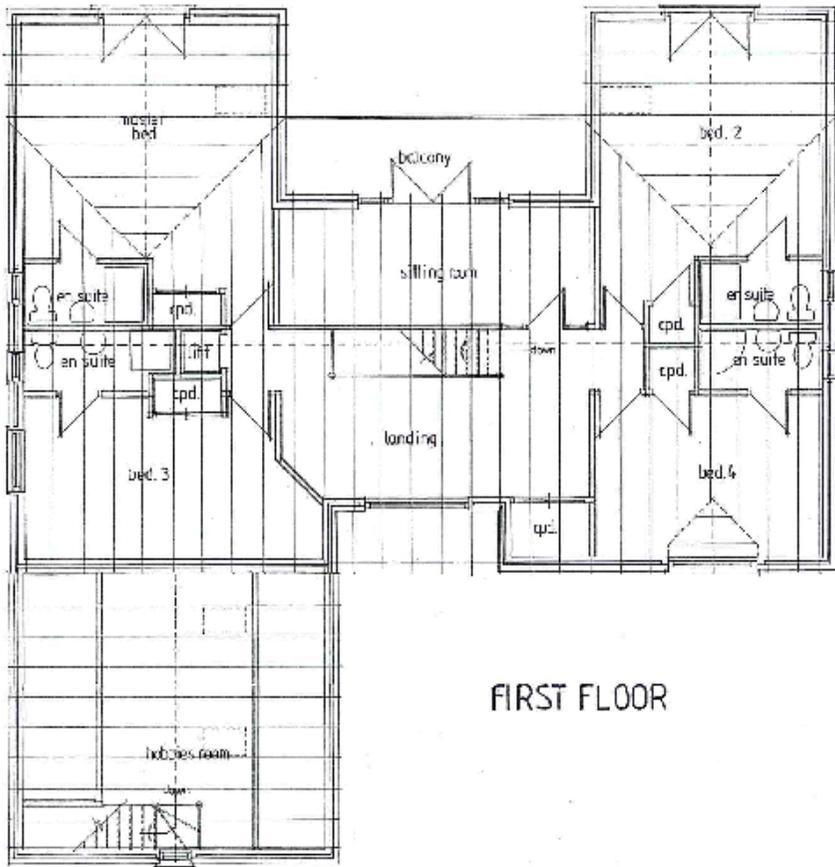
En Suite:

Bedroom 4:

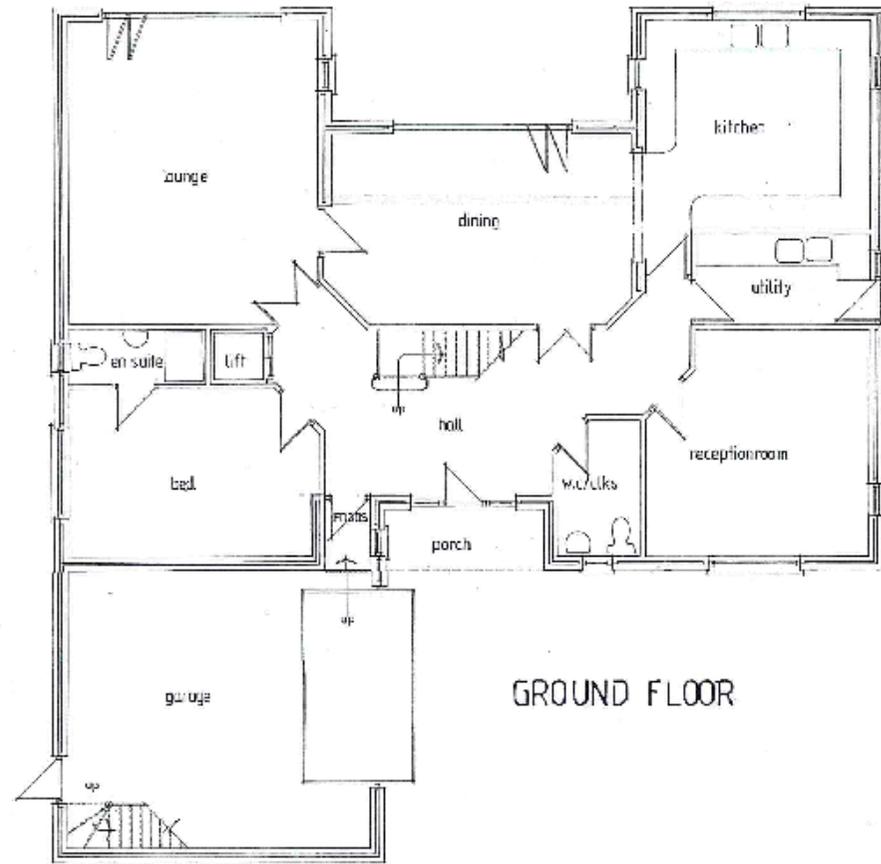
En Suite:

Attached Double Garage:

With first Floor Hobbies Room / Home Office above:



FIRST FLOOR



GROUND FLOOR