PALACE AUCTIONS

LONDON



LOT 6

1 Oceanpoint

SANDY LANE · WOOLACOMBE · EX34 7AY

A three-bedroom sea-view duplex with a large terrace, two parking spaces and holiday-let consent, moments from Woolacombe Beach

GUIDE PRICE*

£575,000 – £675,000

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

Unless sold prior

VENUE

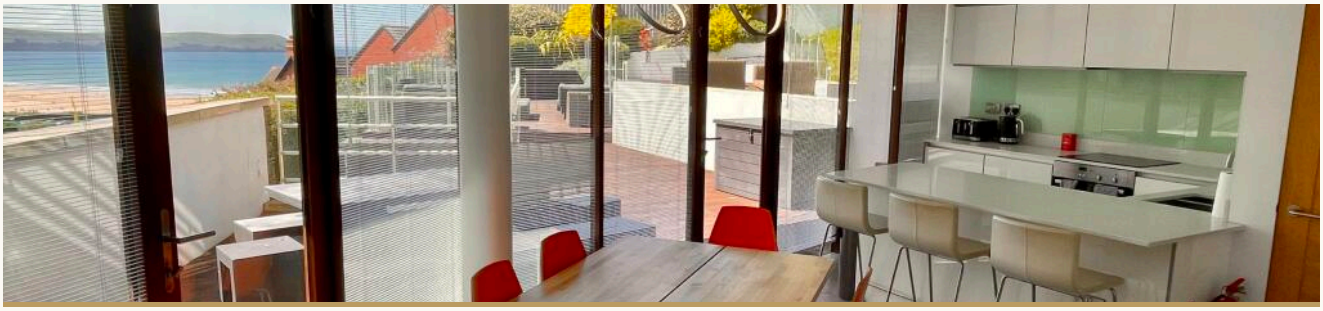
Claridge's

Brook Street, Mayfair, London W1K 4HR

THE PROPERTY

Sea views and a sweeping terrace

A contemporary three-bedroom duplex apartment in a boutique development of just 12 homes, about four minutes' walk from Woolacombe's three-mile Blue Flag beach.



3	1,033	2	999	0.2mi
BEDROOMS	SQ FT (APPROX.)	PARKING SPACES	YEAR LEASE	TO THE BEACH

Description

1 Oceanpoint was built in 2017 and is arranged over the ground and first floors, extending to approximately 1,033 sq ft (96 sq m). It has sea views from the living space, the bedrooms and a large south-west-facing terrace.

The ground floor centres on an open-plan kitchen, dining and living room with built-in appliances and a breakfast bar, opening onto the terrace. Upstairs, three bedrooms all open onto a sea-view balcony. The principal bedroom has an en-suite, and there is a separate shower room.

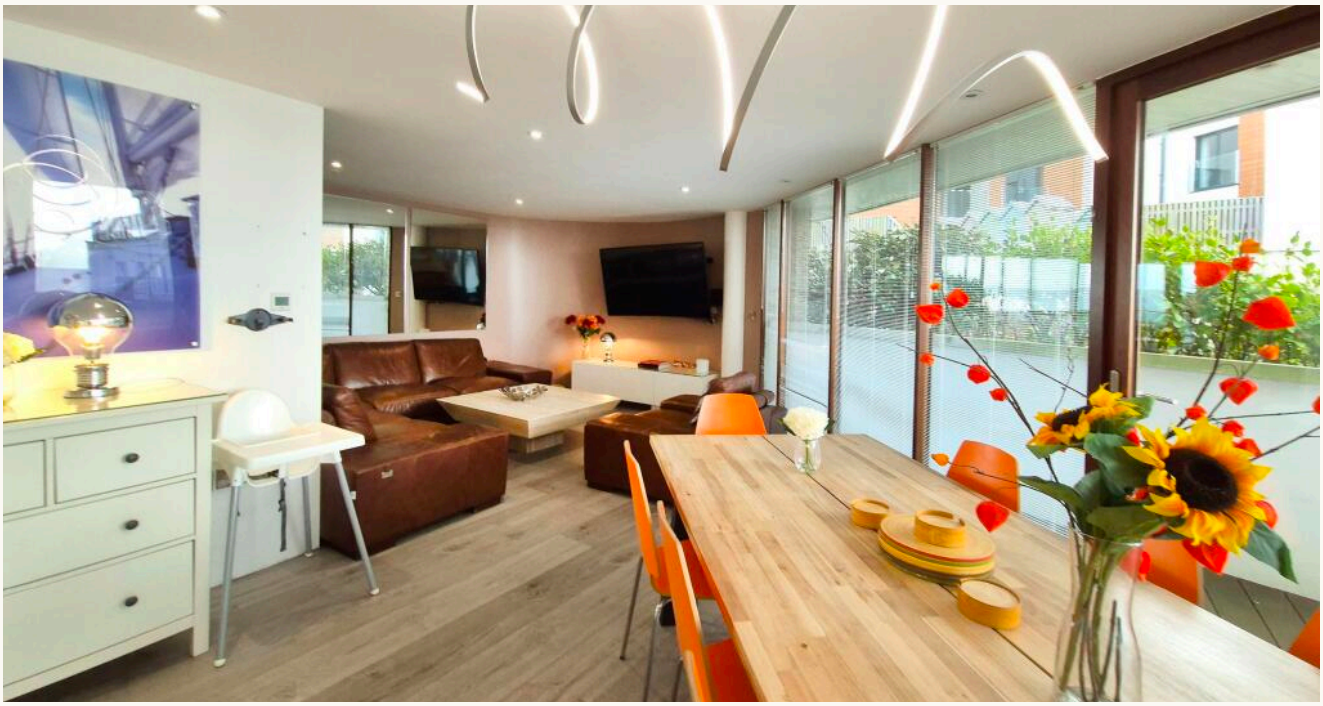
Planning permission allows the apartment to be used as a permanent home or as a holiday home or let. It is a very popular holiday let, with a 4.81-star Airbnb rating from more than 250 guest reviews.

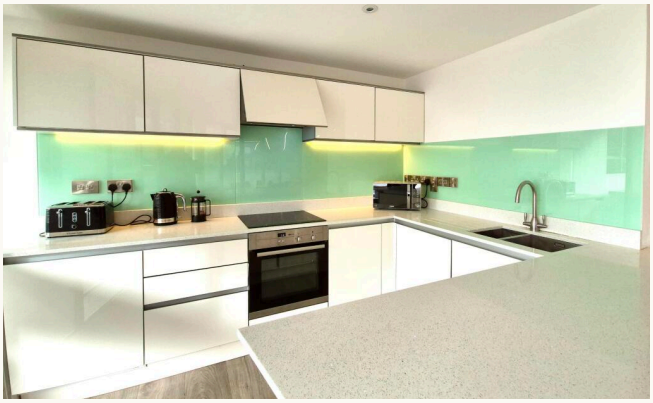
KEY FEATURES

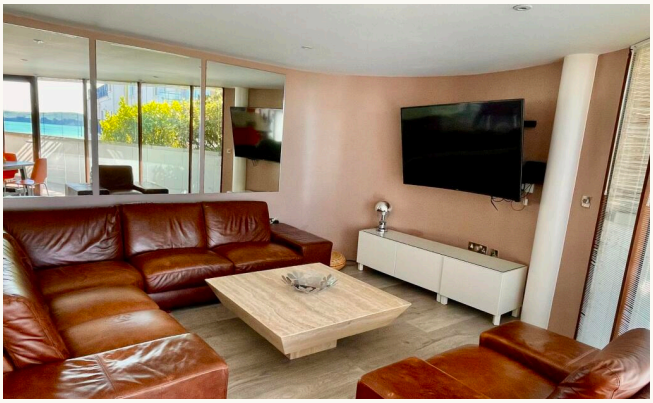
- Three-bedroom duplex, built in 2017
- Large south-west-facing sea-view terrace
- Open-plan kitchen, dining and living room
- All three bedrooms open onto a sea-view balcony
- Principal bedroom with en-suite, plus shower room and cloakroom
- Two underground parking spaces with EV charger
- Underfloor heating via air source heat pump
- Planning consent for permanent or holiday-let use

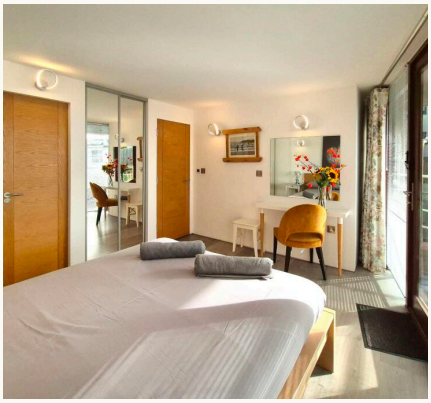
INTERIORS

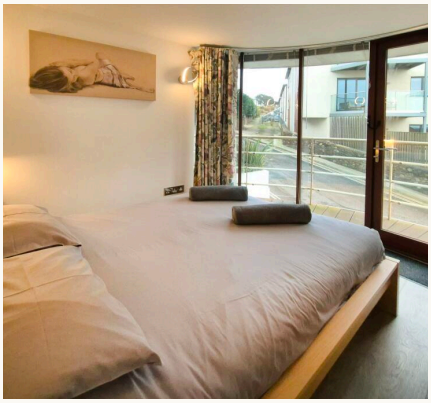
Light-filled, contemporary living







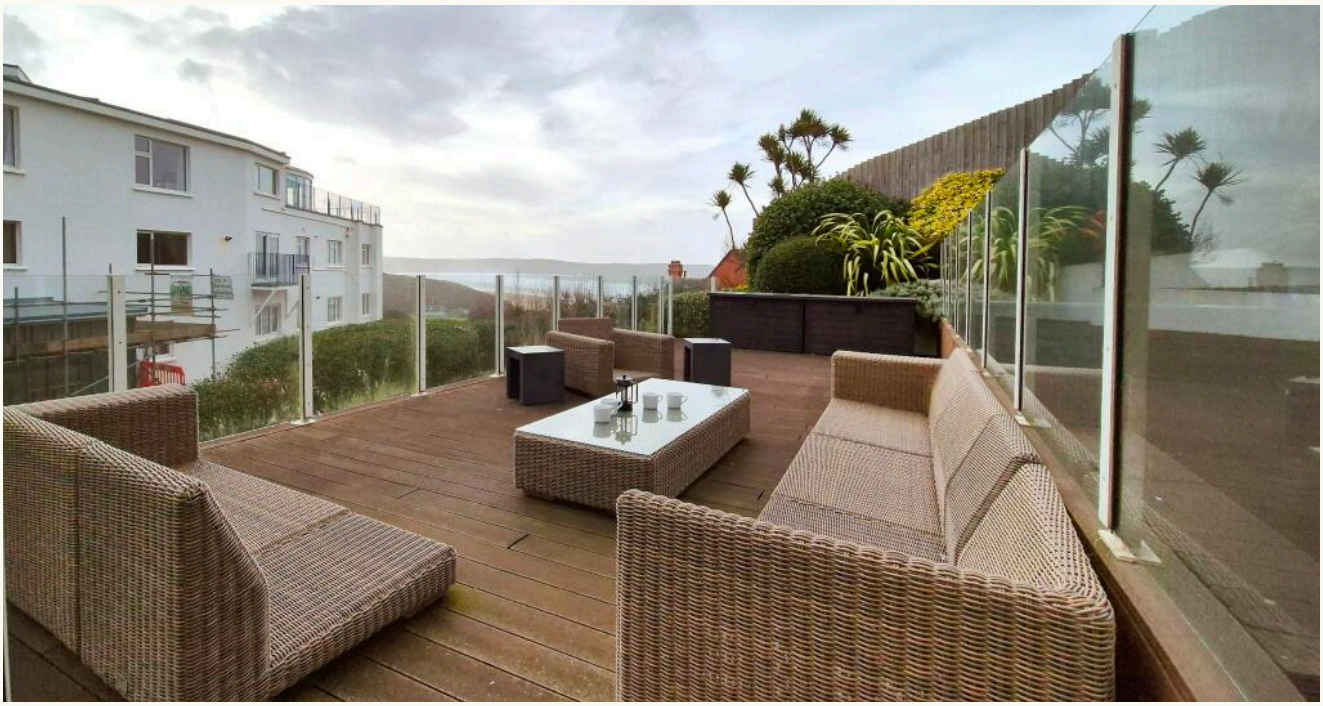


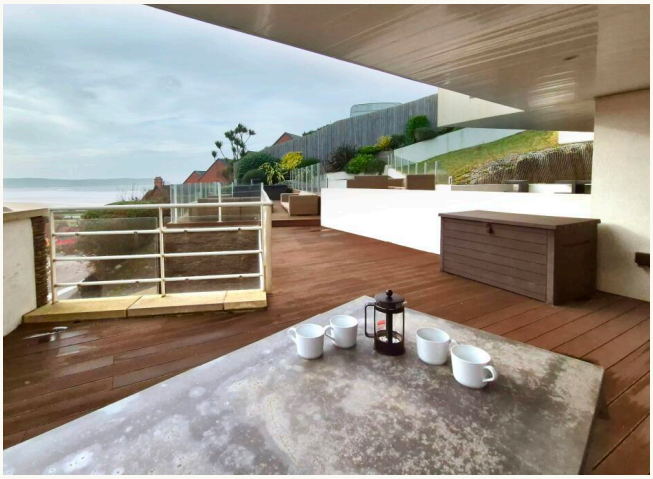


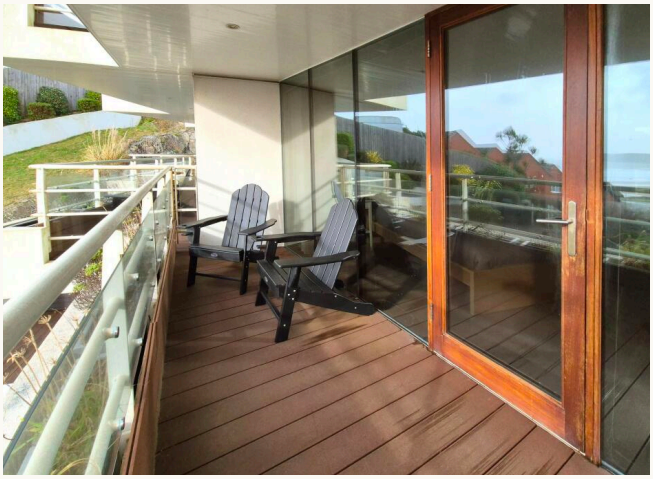


OUTSIDE

A terrace made for sea views







The large south-west-facing terrace opens straight off the living space. It has room for outdoor seating and dining, glass balustrading that keeps the view clear, and a covered area next to the apartment. Upstairs, all three bedrooms open onto a balcony looking out to sea.

ACCOMMODATION & LOCATION

The apartment and its setting

Accommodation

Approximately 1,033 sq ft (96 sq m)

Ground floor

- Entrance hall
- Cloakroom/WC
- Open-plan kitchen, dining and living room with built-in appliances and breakfast bar
- Private sea-view terrace

First floor

- Principal bedroom with en-suite and balcony access
- Bedroom two with balcony access
- Bedroom three with balcony access
- Shower room

Outside & communal

- Two underground parking spaces with CCTV and EV charger
- Surfboard and wetsuit store with outdoor shower

LOCATION

Woolacombe, North Devon

Woolacombe is one of the UK's best-known seaside villages. Its three miles of golden sand regularly rank among the country's finest beaches. The village offers cafés, restaurants, surf schools and shops. The surrounding coast is designated an Area of Outstanding Natural Beauty and is crossed by the South West Coast Path. Mortehoe, Baggy Point, Croyde, Saunton Sands, Braunton and Ilfracombe are all within easy reach, with Exmoor beyond.

BEACH	Woolacombe Beach about 0.2 miles (4 minutes' walk)
RAIL	Barnstaple station about 13 miles (Tarka Line to Exeter St Davids)
ROAD	A361 North Devon Link Road to the M5 at Junction 27

Nearby schools

1. **Woolacombe School** (ages 2–11), Beach Road. The village school, a short walk away. Rated Good by Ofsted (November 2023), with Personal Development Outstanding.
2. **Braunton Academy** (ages 11–16), about 5 miles. Rated Good by Ofsted.
3. **West Buckland School** (independent, ages 3–18), near Barnstaple. A long-established co-educational day and boarding school.

THE COAST ON YOUR DOORSTEP

Some of Britain's finest beaches

Woolacombe Beach is about four minutes' walk from the apartment. Barricane Beach, a sheltered shell cove, is at the northern end of the village, and Putsborough is at the southern end of Woolacombe Sands. The surf beaches of Croyde and Saunton Sands are a short drive away.



WOOLACOMBE BAY FROM THE COAST PATH



WOOLACOMBE BEACH



BARRICANE BEACH



PUTSBOROUGH BEACH



CROYDE BEACH



SAUNTON SANDS AT SUNSET

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 6

ADDRESS	1 Oceanpoint, Sandy Lane, Woolacombe EX34 7AY
PROPERTY	3-bedroom duplex apartment, built 2017
GUIDE PRICE	£575,000 – £675,000*
INCOME	£42,394 net Airbnb payouts in 2026 to date. Sleeps up to 8.
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL, SERVICES & FEES

Before you bid

TENURE	Leasehold, 999 years from 2017, with a 1/12th share of the freehold
SERVICE CHARGE	£3,870 per annum
COUNCIL TAX	Business rated (North Devon Council)
EPC	Available on request
HEATING	Underfloor heating via air source heat pump
SERVICES	Mains water and electricity
PARKING	Two allocated spaces in the secure underground car park, with CCTV and a dedicated EV charger.
BUYER'S PREMIUM	1% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCUMENTS	£850 + VAT
VIEWINGS	Strictly by appointment with Palace Auctions

How to bid

1. **Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
2. **Complete ID and anti-money-laundering checks.** You must be approved before you can bid.
3. **Read the legal pack**, the Special Conditions and any addendum, and take advice from a solicitor.
4. **Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the contract date.
5. **Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. It will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches or apportionments. Buyers should also budget for Stamp Duty Land Tax (including any higher rates for additional dwellings), their own legal fees and any finance costs.

Holiday letting and business rates. To stay assessed for business rates rather than council tax, a holiday let in England must generally be available to let for at least 140 days a year and actually let for at least 70 days. A property used as a second home may be subject to a council tax premium. Buyers should confirm the position for their intended use with North Devon Council and read the lease for any restrictions.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise. Palace Auctions has not tested any services, appliances or installations.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS · LEGAL PACK · OFFERS

Palace Auctions London

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