PALACE AUCTIONS

LONDON



LOT 7

9 Oceanpoint

SANDY LANE · WOOLACOMBE · EX34 7AY

A two-bedroom sea-view duplex with a private balcony, underground parking and holiday-let consent, moments from Woolacombe Beach

GUIDE PRICE*

£525,000 – £615,000

*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

Top-floor living with views to the ocean

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



2	883	1	999	0.2mi
BEDROOMS	SQ FT (APPROX.)	PARKING SPACE	YEAR LEASE	TO THE BEACH

Description

9 Oceanpoint was built in 2017 and occupies the first and second floors, extending to approximately 883 sq ft (82 sq m).

The living space is on the top floor to make the most of the view: a double-aspect open-plan kitchen, dining and living room with sea views, a breakfast bar and built-in appliances. On the floor below, the principal bedroom has an en-suite and its own south-facing balcony looking out to the ocean. There is also a twin bedroom, a modern family bathroom and a utility cupboard.

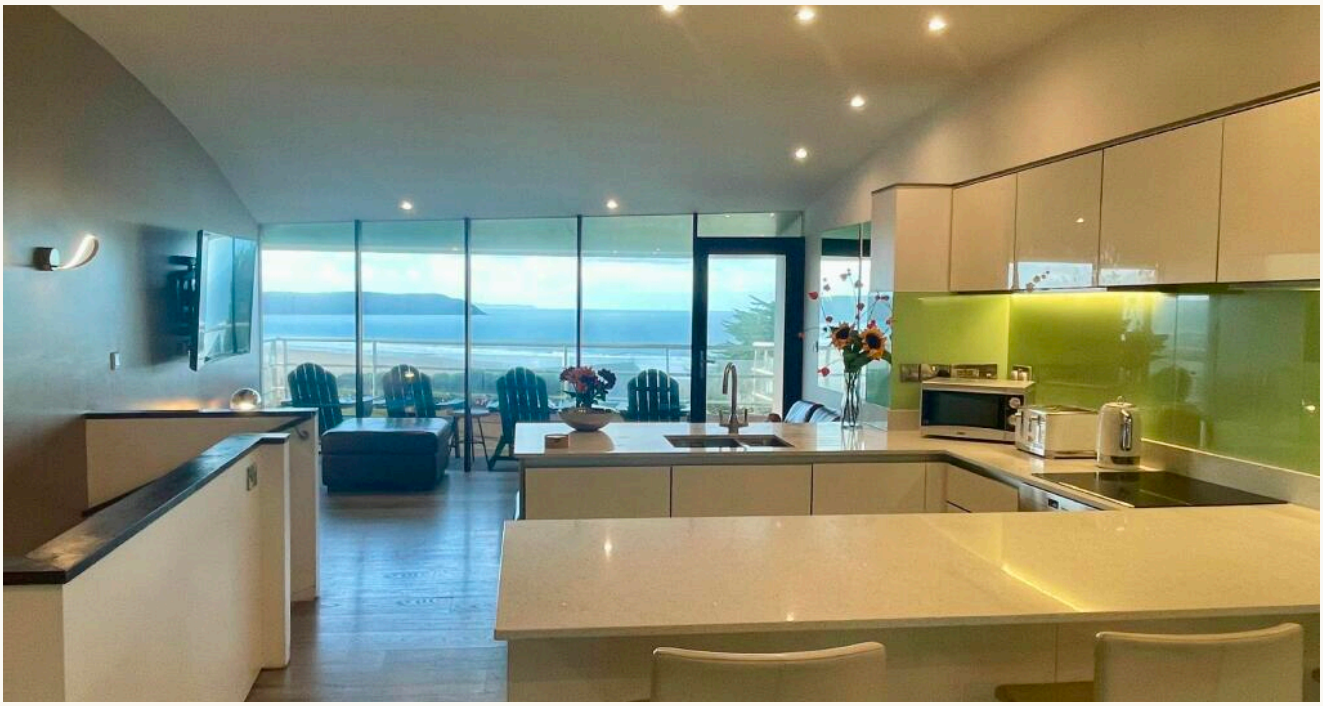
Planning permission allows the apartment to be used as a permanent home or let as a holiday home. It is a highly rated holiday let, with Airbnb “Guest Favourite” status and a 4.84-star rating from more than 230 guest reviews.

KEY FEATURES

- Two-bedroom duplex, built in 2017
- Double-aspect top-floor living space with sea views
- Principal bedroom with en-suite and south-facing balcony
- Twin bedroom and modern family bathroom
- Utility cupboard with space for a washing machine
- Underground parking space with CCTV and EV charger
- Underfloor heating via air source heat pump
- Planning consent for permanent or holiday-let use

INTERIORS

Contemporary interiors, flooded with light













OUTSIDE

A balcony with a view across the bay







OCEANPOINT

The principal bedroom opens onto a private south-facing balcony with views across Woolacombe Bay, a perfect spot for morning coffee or an evening drink. Oceanpoint is a striking contemporary building of just 12 apartments, set above the village with the beach a four-minute walk away.

ACCOMMODATION & LOCATION

The apartment and its setting

Accommodation

Approximately 883 sq ft (82 sq m)

First floor

- Entrance via gated pedestrian entrance and external stairs
- Principal bedroom with en-suite and private balcony
- Twin bedroom
- Family bathroom
- Utility cupboard

Second floor

- Double-aspect open-plan kitchen, dining and living room with sea views, breakfast bar and built-in appliances

Outside & communal

- One underground parking space with CCTV and EV charger
- Surfboard store, outdoor shower and bin store

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, with RNLI lifeguards in season, is about four minutes' walk from the apartment. Morte Point and the South West Coast Path are on the doorstep, and the surf beaches of Croyde and Saunton Sands are a short drive away.



WOOLACOMBE BEACH



MORTE POINT



RNLI LIFEGUARDS ON WOOLACOMBE BEACH



AN EVENING SWIM



CROYDE BEACH



SAUNTON SANDS

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 7

ADDRESS	9 Oceanpoint, Sandy Lane, Woolacombe EX34 7AY
PROPERTY	2-bedroom duplex apartment, built 2017
GUIDE PRICE	£525,000 – £615,000*
INCOME	£38,334 net Airbnb payouts in 2026 to date. Sleeps up to 4.
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	£2,340 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	One allocated space in the secure underground car park, with CCTV and an EV charger (2m height limit).
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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