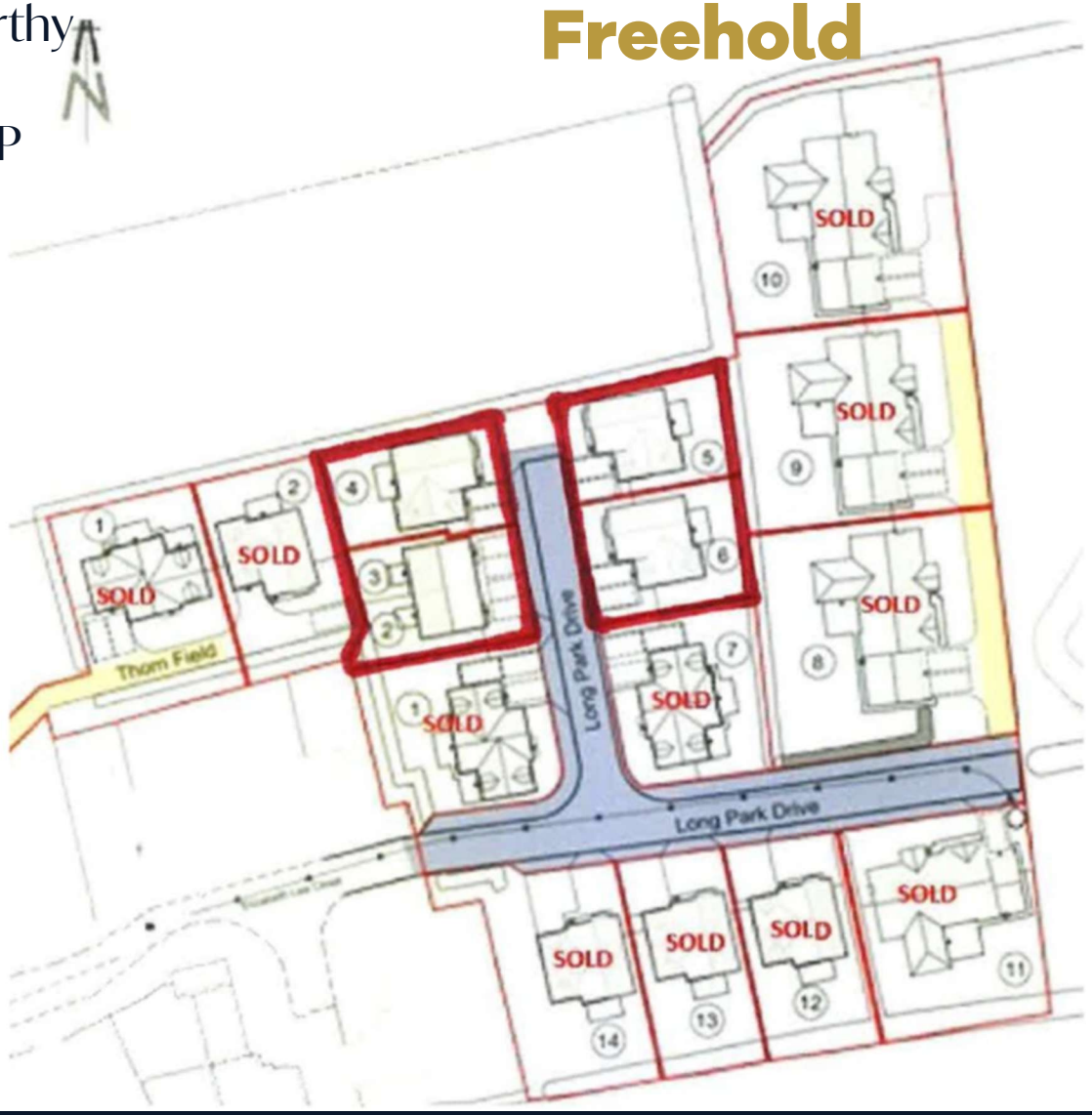
Bond Oxborough Phillips

Changing Lifestyles

Building Plots 2,3,4,5 & 6
Long Park Drive
Bradworthy
Holsworthy
Devon
EX22 7FP

Asking Price: £300,000

Freehold



Changing Lifestyles

01409 254 238
holsworthy@boppproperty.com

Building Plots 2,3,4,5 & 6 , Long Park Drive, Bradworthy, Holsworthy, Devon, EX22 7FP

- COLLECTION OF LEVEL BUILDING PLOTS
- 3 DETACHED 4 BED HOUSES WITH GARAGES
- A PAIR OF 2 BED 71% MARKET VALUE AFFORDABLE PROPERTIES
- EACH WITH DETAILED PLANNING APPROVAL
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO A COMPREHENSIVE RANGE OF SHOPS/AMENITIES
- SERVICES ON SITES
- AVAILABLE WITH NO ONWARD CHIAN

Prime Residential Development Opportunity in Bradworthy

An exciting opportunity to acquire a select collection of level building plots, comprising three detached four-bedroom family homes with garages, together with a pair of two-bedroom affordable properties to be offered at 71% market value.

Each plot benefits from detailed planning approval, with services located on each individual plot enabling purchasers to move forward with confidence and efficiency.

The sites are situated within the highly sought-after village of Bradworthy, just a short walk from a comprehensive range of local shops and amenities. This thriving and well-served village continues to prove popular with families, retirees and investors alike, offering a strong community atmosphere combined with everyday convenience.

Available with no onward chain!
To arrange a site visit or to discuss the opportunity in further detail, please contact a member of the Bond Oxborough Phillips team.

THE PLANNING PERMISSION
Detailed planning permission has been approved for each plot and all conditions attached to the original planning approvals have been complied with where applicable so far. Full details can be obtained via Torridge District Council's website (www.torridge.gov.uk) under Planning Application Number: 1/1059/2019/FUL. Building Regulations are required and will be the responsibility of individual buyers. Services are on or immediately adjacent to each plot. There is no mains gas in Bradworthy. Mains drainage via a private pumping station/management company.

Agents Notes

- Further details on the procedure to be followed in respect of the sales of the Affordable Dwellings can be provided upon request

- Vendors have paid Section 106 Education Contributions.

- Purchasers to be responsible for paying Section 106 Affordable Housing Contribution of circa £15,535.00 (subject to index linking), prior to occupation of the 5th open market dwelling.

- As per Section 106 the Affordable Dwellings must be completed and sold before plots 4, 5 & 6 can be sold.

- Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed. Vendors have paid

- The vendors of these plots are partners of Bond Oxborough Phillips.

DIRECTIONS
From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles until reaching Bradworthy and at the 4-crossway in the centre of the village square proceed straight ahead signed Hartland. Proceed along North Road and after about 300 yards Long Park Drive will be found on the right hand side, situated off Elizabeth Lea Close.

SITUATION The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.

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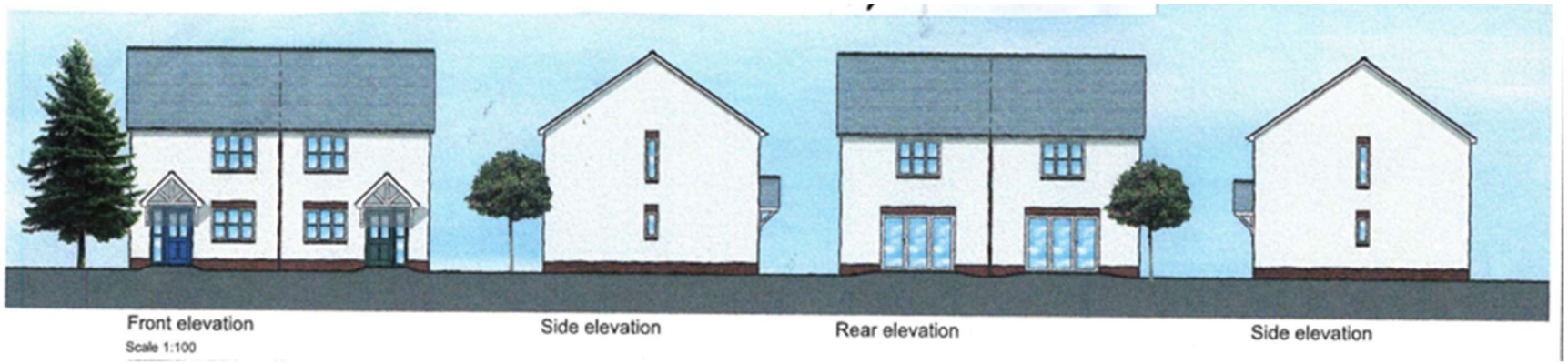
Plots 4, 5, and 6. Please note, Plot 4 is left-handed.

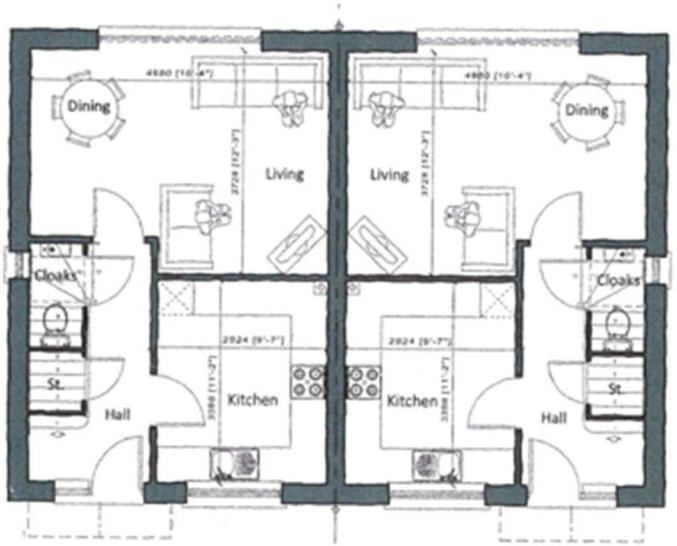
Impressive 4 bedroom, 3 bathroom family houses with Utility Room, 19ft kitchen and garage. Gross internal floor area (excluding garage) is 134 sq metres.

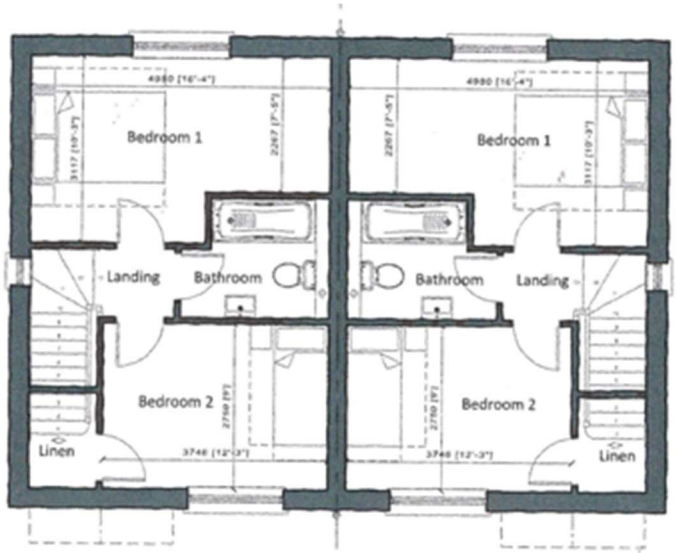


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plots 2 &3 – A pair of 2 bed semi -detached houses with a gross internal floor area of 71sq metres







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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We are here to help you find and buy our new home...

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01409 254 238

for a free conveyancing quote and mortgage advice.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Albion House
4 High Street
Holsworthy
Devon
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Tel: 01409 254 238
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