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Building Plot
Calf Street
Torrington
Devon
EX38 7BG

**Offers invited £200,000 -
£250,000**



AI generated for illustration purposes only



East Elevation

1:100



North Elevation

1:100

Changing Lifestyles

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Development Opportunity Calf Street / Juries Lane, Great Torrington

A great opportunity to purchase a prime development site of approximately 0.30 acres, situated in a highly sought-after position in the heart of Great Torrington, a prominent corner plot between Calf Street and Juries Lane.

The site benefits from full planning permission granted by Torridge District Council under Planning Reference 1/0390/2019/FUL for the construction of 9 luxury apartments, comprising four ground floor apartments, four first floor apartments and an impressive penthouse apartment on the second floor.

The approved accommodation includes:

Ground Floor

Flat 1 – 62.644 sq m

Flat 2 – 62.584 sq m

Flat 3 – 64.887 sq m

Flat 4 – 71.863 sq m

First Floor

Flat 5 – 62.644 sq m

Flat 6 – 62.584 sq m

Flat 7 – 64.887 sq m

Flat 8 – 76.427 sq m

Second Floor

Penthouse Apartment – 127.618 sq m

The approved application also includes spacious communal entrance halls, staircases and landings, together with a car port, allocated parking areas for residents and communal gardens, and a dedicated bin store, creating a well-planned and attractive development.

We understand that mains services are already connected to the site, although interested parties should make their own enquiries to verify the availability and capacity of all services.

Great Torrington continues to be one of North Devon's most desirable market towns, offering an excellent range of independent shops, cafes, restaurants, supermarkets, schools, leisure facilities and healthcare services, all within easy walking distance of the site. The town also enjoys excellent road links to North Devon coastline, making it an attractive location for both owner-occupiers and investors.

This site offers developers the opportunity to commence a high-quality residential scheme without the uncertainty and delays associated with obtaining planning consent. Whether the intention is to build for private sale, long-term investment or a combination of both, this represents an outstanding opportunity with excellent potential.

Planning Permission

Torridge District Council

Planning Reference: 1/0390/2019/FUL

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.