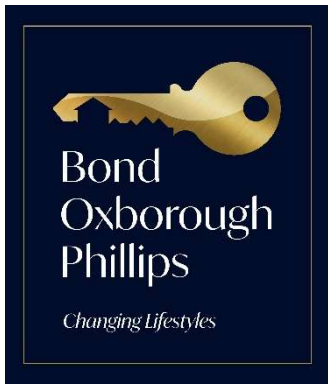




Land Adjacent Mill View
Mill Road
Bradworthy
Holsworthy
Devon
EX22 7RT



Guide Price: £250,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Land Adjacent Mill View, Mill Road, Bradworthy, Holsworthy,
Devon, EX22 7RT

Changing Lifestyles

The Planning - Outline Planning permission has been granted via Torridge District Council Reference 1/0724/2025/OUT

Address Land At Grid Reference 232054 114095 Mill Road Bradworthy Devon for 3 dwellings with all matters reserved except for access. Further planning documents can be accessed via the Torridge planning website.

Section 106 - Prospective purchasers should be aware that the development is subject to Section 106 financial contributions totalling £26,117.42, comprising payments towards off-site green infrastructure, maintenance and built facilities within Bradworthy Parish, together with a monitoring fee. The monitoring fee is payable upon approval of the first Reserved Matters application, with the remaining contributions payable prior to occupation of the second dwelling. Contributions are subject to indexation. Purchasers are advised to satisfy themselves as to the full terms of the Section 106 Agreement.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale.

What3words - playroom.minority.singles

Services - Prospective purchasers are advised to make their own enquiries with the relevant utility providers regarding the availability, capacity and cost of connecting mains services to the site.

Anti Money Laundering - 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.

A rare opportunity to acquire a generous plot of development land measuring approximately 0.87 acres in the pleasant village of Bradworthy with outline planning for three detached bungalows enjoying superb countryside views. Viewings strictly by appointment with Bond Oxborough Phillips, call 01288 355066 or email bude@bopproperty.com for further details.

Bradworthy is a popular and well-served village offering a comprehensive range of amenities including a village shop, post office, primary school, traditional public houses and places of worship. The village is well known for its strong sense of community and attractive rural surroundings.

The coastal town of Bude lies approximately 8 miles to the west, providing a wider range of shopping, schooling and leisure facilities, together with access to the stunning North Cornish coastline and renowned sandy surfing beaches. The market town of Holsworthy is also within easy reach, offering further everyday amenities.

Directions

From Bude town centre, proceed out of the town on the A3073 towards Stratton. Upon reaching the roundabout at Stratton, take the exit onto the A39 (Atlantic Highway) heading north towards Bideford. After approximately 2 miles, turn right onto the B3254 signposted Holsworthy and Bradworthy. Continue along this road for approximately 6–7 miles, following signs into Bradworthy village. Upon entering the village square, proceed through and take the turning onto Mill Road, after a short distance the land will be found on the right hand side with a Bond Oxborough Phillips for sale board clearly displayed.

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.