



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Plot 1, Biddicombe Hatherleigh EX20 3JS

Scan here for  
our Virtual Tour:



## Guide Price - £160,000



# Plot 1, Biddicombe, Hatherleigh, EX20 3JS.



A unique opportunity to acquire a building plot of approx. 0.25 acres, situated on the outer edge of a popular market town, close to amenities and the chance to develop your very own dream home...



Nestled on the outskirts of the thriving market town of Hatherleigh, Plot 1 presents an exceptional opportunity to create a bespoke detached home. Outline planning permission (ref: 1384/24/OPA) is in place, offering the potential to build in a setting that combines convenience with countryside tranquillity.

Previous granted planning application (ref: 0629/20/ARM) indicates potential for a three- or four-bedroom home offering over 2000 square feet of floorspace. Consent is granted for access to mains drainage and water and electricity mains runs along the roadside.

## Agent Note:

Outline planning permission (1384/24/OPA - See West Devon Council website for full details) has been granted for a spacious detached property, with parking, front and rear gardens. Plans & photos are for illustrative purposes only.

## Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.