

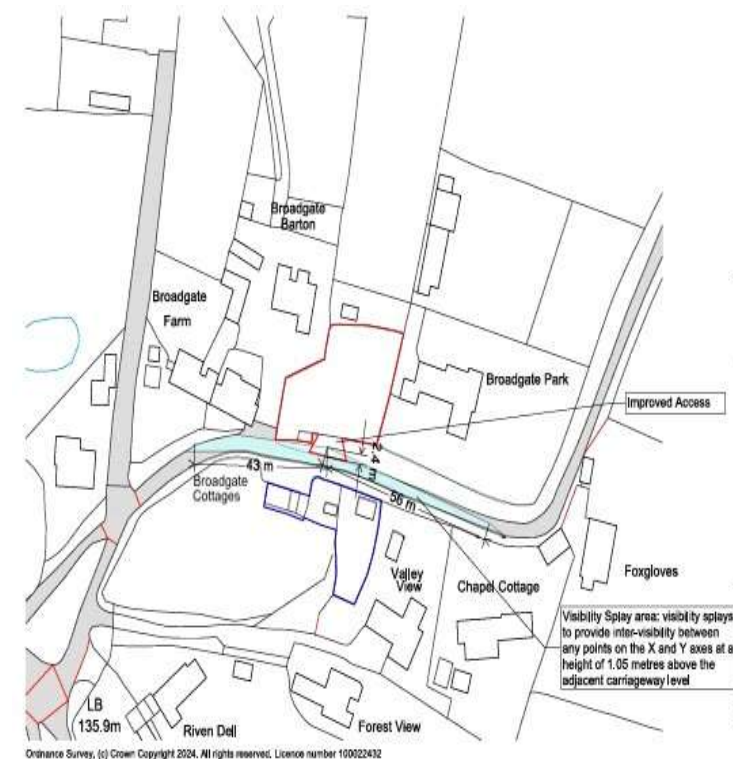


Bond
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Changing Lifestyles

Building Plot At Broadgate
Cookbury
Holsworthy
Devon
EX22 7YG

Asking Price: £100,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Building Plot At Broadgate, Cookbury, Holsworthy, Devon, EX22 7YG



- SPACIOUS BUILDING PLOT
- RESERVED MATTERS APPROVED FOR A 3 BEDROOM DETACHED DORMER BUNGALOW
- PEACEFUL AND SOUGHT AFTER LOCATION
- ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION
- EXCELLENT OPPORTUNITY TO CREATE A STUNNING HOME
- APPROXIMATELY 166 SQ METERS OF ACCOMMODATION PROPOSED
- EPC: TBC
- Council Tax Band: TBC



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Overview

An exceptional opportunity to build your forever home in a peaceful and highly sought-after village location. This attractive plot benefits from planning permission for a beautifully designed three-bedroom detached dormer bungalow, thoughtfully planned to take full advantage of its tranquil rural surroundings.

Set within a quiet hamlet, the site offers the best of both worlds – a wonderfully private countryside position, yet within easy reach of the market town of Holsworthy and a welcoming community. The approved plans provide for a spacious, light-filled home that blends modern comfort with timeless character.

The ground floor is designed around a generous open-plan kitchen, dining and living space, opening directly onto the gardens and perfect for family living or entertaining. A separate utility room, entrance lobby and cloakroom complete the ground floor. Upstairs, three well-proportioned bedrooms include a principal suite with en-suite bathroom, alongside a family bathroom.

The property will further enjoy private gardens with lovely open views to the north, together with ample parking for two vehicles.

Additional Opportunity

Available by separate negotiation is an adjoining plot of land to the south, which includes a substantial cob barn. This versatile building would make an ideal garage or workshop, or may hold potential for further development (STPP). The land itself offers a wealth of possibilities, from creating an allotment or additional garden space to housing small livestock. Potentially could be used to provide further parking or garaging subject to gaining the necessary consents.

Location

The plot enjoys a delightful rural setting in this small hamlet yet is within about 5 miles of the bustling market town of Holsworthy with its weekly pannier market, schools, leisure facilities including an indoor swimming pool, golf course, and range of local and national shops including a Waitrose supermarket. Bude on the North Cornish Coast with its sandy surfing beaches and spectacular cliff sidewalks is some 14 miles. Okehampton, Dartmoor and the A30 dual carriageway is about 18 miles and links to the Cathedral City of Exeter with its intercity rail and motorway connections. There is a nearby primary school at Bradford together with a popular village hall. Neighbouring villages include Black Torrington, Sheepwash and Shebbear, the latter with its well-known public school.

Agents Notes - The drainage field to serve the private drainage scheme for both the new dwelling, and the adjacent Broadgate Cottage has already been installed. It will be for the purchaser of the plot at their own expense to install separate sewage treatment plants to serve each property in the future.

Services - It is considered that any potential purchaser will install private drainage. Mains water and electricity is understood to be nearby. Prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

Planning - Planning permission was granted by Torridge District Council on 22nd October 2024. Plans are available to view on the Torridge planning portal (torridge.gov.uk). with application number 1/0643/2024/REM.

Boundaries - Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final. The Building plot, marketed to be sold is outlined in red. The additional parcel of land for sale is outlined in blue, available for purchase for an additional £25,000.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road until reaching the Bickford Arms at Brandis Corner. Here turn left signed Shebbear and then take the next left hand turning signed Cookbury. At the next 'T'-junction turn left signed Cookbury and continue up the hill. At the top of the hill, turn right at the village green and the property will be found a short way along the left hand side with a Bond Oxborough Phillips for sale board clearly displayed at the entrance gate.

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Proposed floorplan



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.