

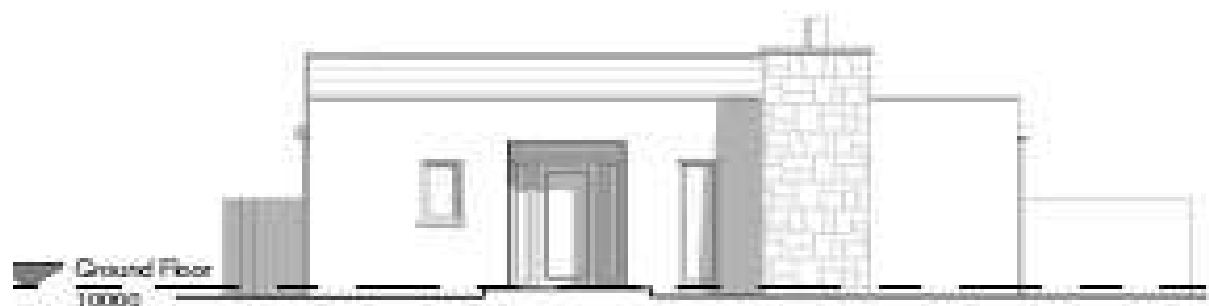


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Site off Sanctuary Road  
Sanctuary Road  
Holsworthy  
Devon  
EX22 6DQ

**Asking Price: £97,500**  
**Freehold**



**North**  
1 : 100



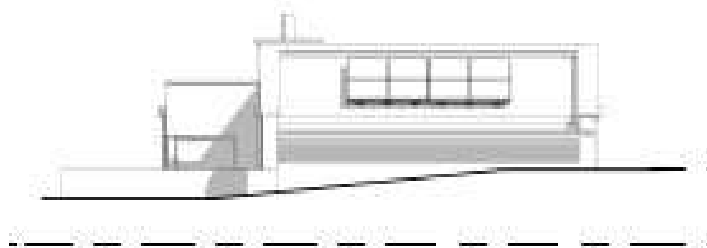
**Changing Lifestyles**

**01409 254 238**  
**[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)**

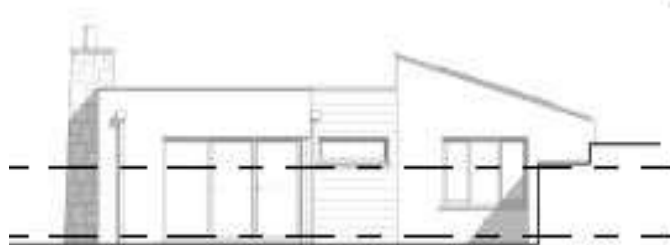
Site Off Sanctuary Road, Sanctuary Road, Holsworthy, Devon, EX22 6DQ



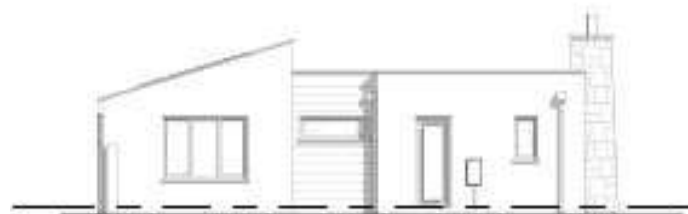
- BUILDING PLOT
- FULL PLANNING PERMISSION GRANTED
- DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 2 BEDROOMS 1 ENSUITE
- SEPARATE BATHROOM AND CLOAKROOM
- UTILITY ROOM
- OFF ROAD PARKING
- GARDEN
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO AMENITIES



South  
1:100



West  
1:100



East  
1:100

## Directions

From Holsworthy's main square, take the left hand junction by the old bank into Victoria Square. Proceed down Victoria Hill, taking the first left into Sanctuary Road, after a short distance take the left hand turn and immediately after, take the next right hand turn, following a single lane down to the plot. The entrance to the lane will have a Bond Oxborough Phillips "For Sale" board clearly displayed.

## Situation

The property is situated just a couple minutes walk of Holsworthy's bustling market square with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

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**An exciting opportunity to create your own home in the heart of this popular market town. Occupying a highly convenient location close to local amenities, this well-positioned building plot comes with full planning permission for a beautifully designed detached bungalow.**

**The approved plans allow for a modern open-plan kitchen/dining and living area, creating a bright and sociable space ideal for contemporary living. The layout further includes two well-proportioned bedrooms, comprising a principal bedroom with en-suite, along with a family bathroom.**

**Thoughtfully planned throughout, the bungalow will also feature a spacious entrance hall, utility room, and cloakroom, adding practicality and comfort to the overall design.**

**Externally, the property benefits from off-road parking and a private garden area, offering the perfect blank canvas for landscaping to your own style.**

**Planning Permission** - Full planning permission has been granted to erected a 2 bedroom detached single storey dwelling. Additional information and plans can be found on the Torridge District Council website using the planning reference number: 1/0226/2019/FUL.

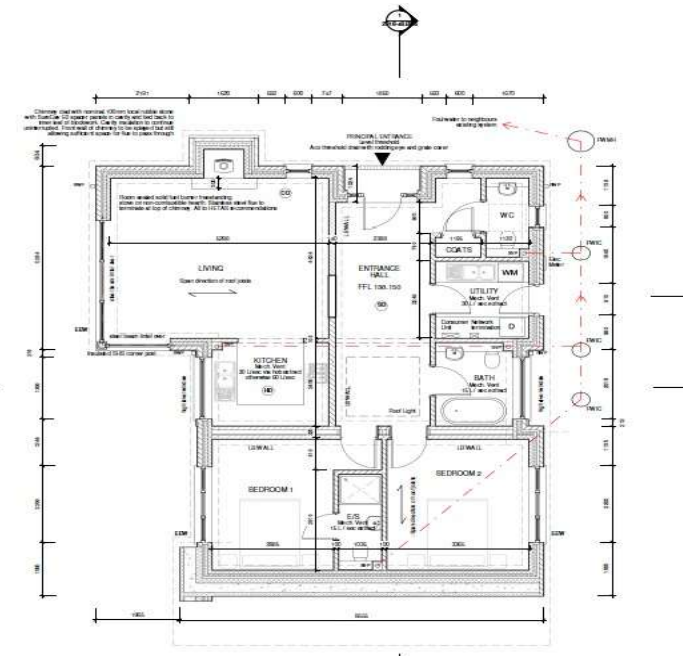
**The Dwelling** - Full planning permission has been granted for the construction of a single-storey detached bungalow. The approved scheme comprises a generous entrance hall providing access to a cloakroom, utility room, and an open-plan kitchen, dining, and living area. The proposed accommodation further includes two well-proportioned bedrooms, one of which benefits from an en-suite shower room. In addition to the approved layout, the plot also offers ample space for a good-sized garden and off-road parking.

**Services** - The sewerage pipe has been connected. Electric and water are not currently connected, but are nearby.

**Viewing Appointment** - Viewing appointments to be accompanied by a member of the Bond Oxborough Phillips team.

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**Agents Note** - 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.

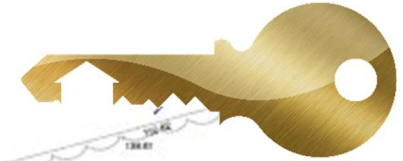
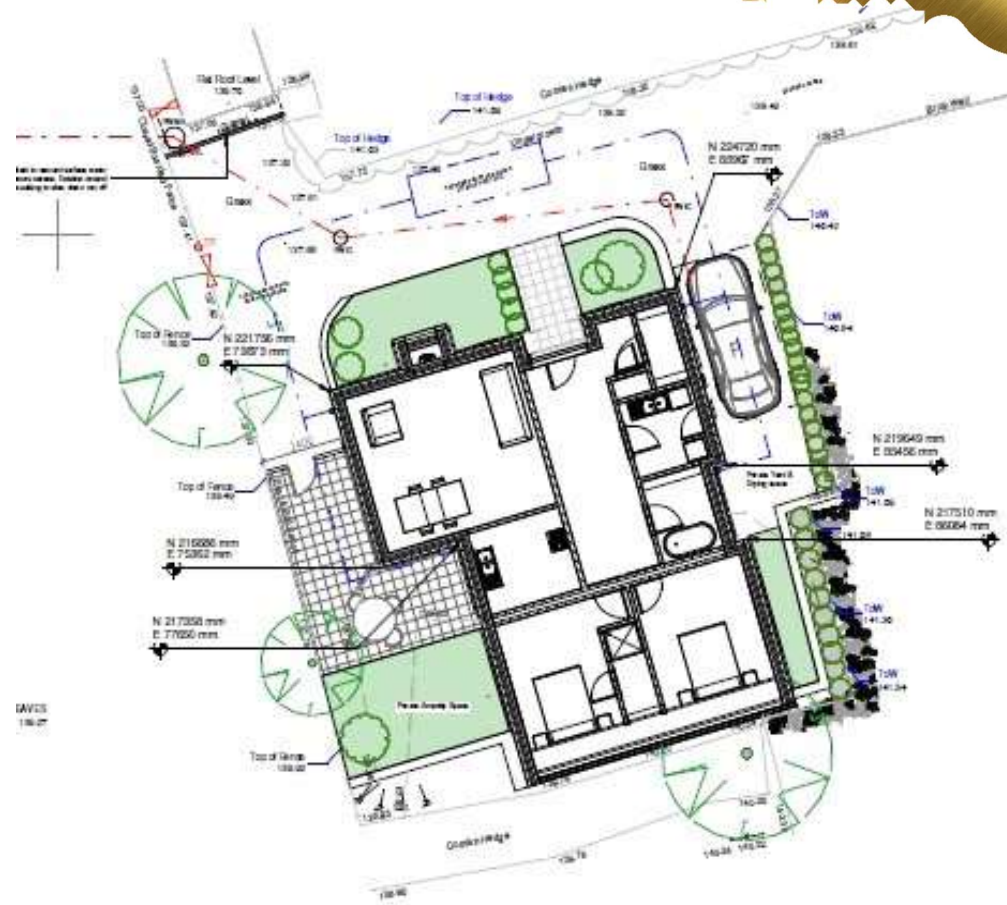


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## Have a property to sell or let?

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 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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