

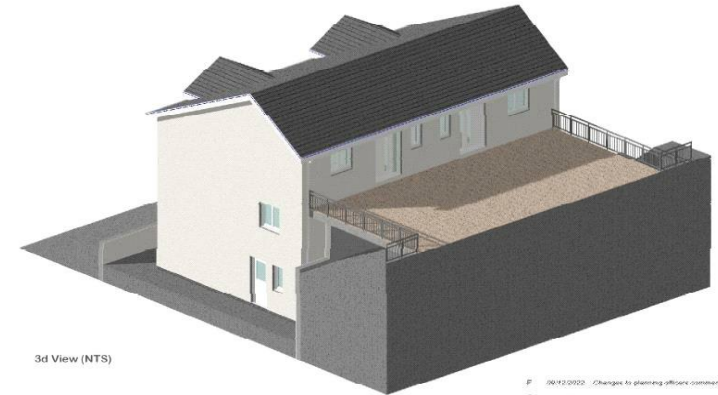
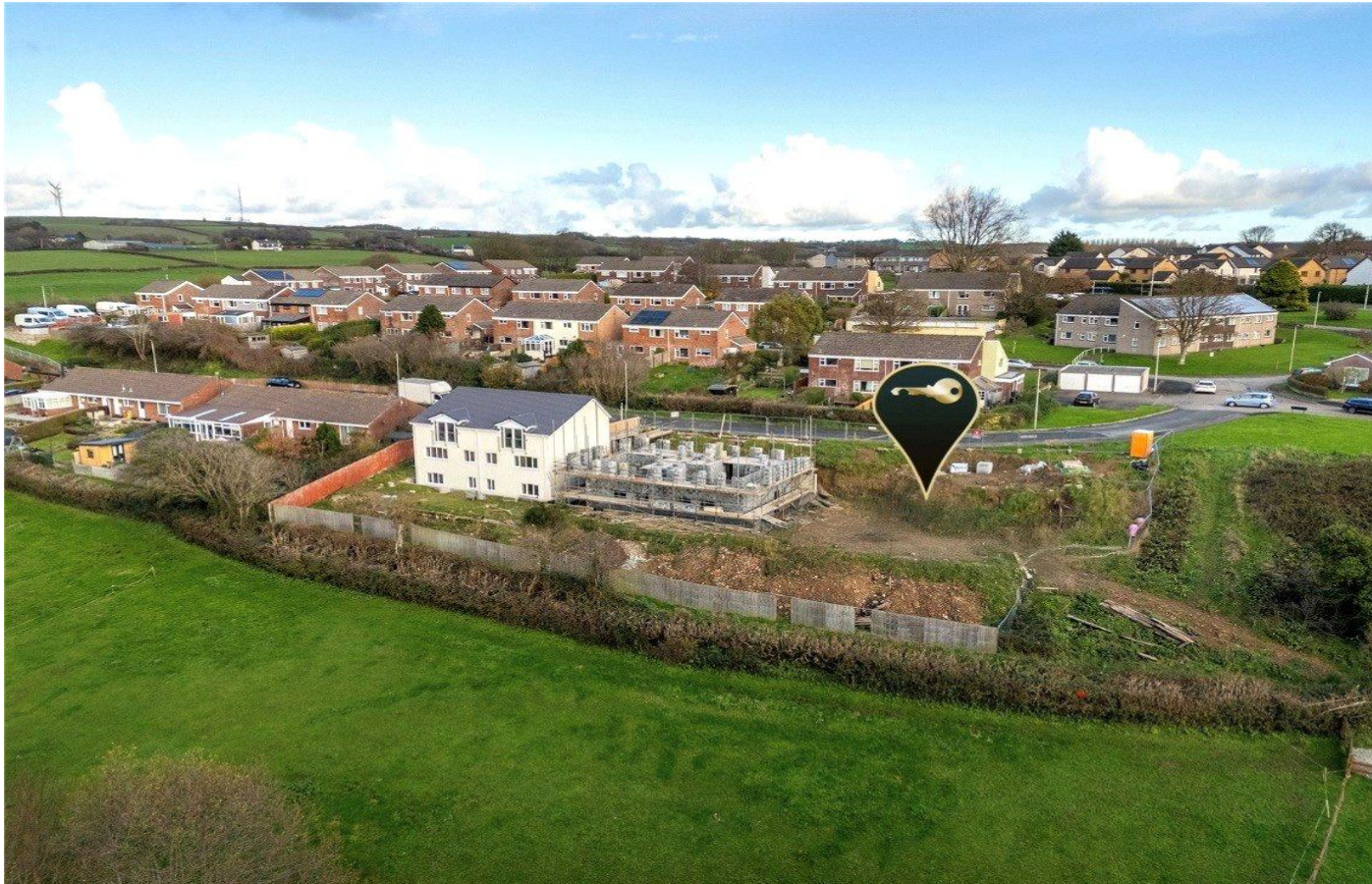


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

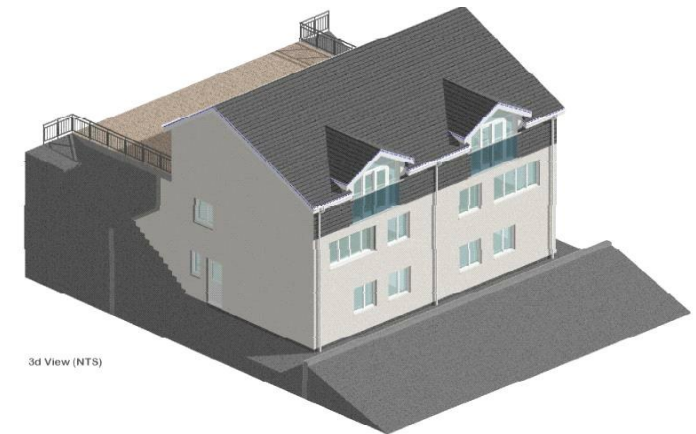
Plots 1 & 2  
Crowbeare Meadow  
Torrington  
Devon  
EX38 7DX

**Guide Price: £150,000 Freehold**



3d View (NTS)

06/12/2022 Changes to planning officers comments  
06/12/2022 Changes to avoid from planning and 2 km



3d View (NTS)

Changing Lifestyles

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Plots 1 & 2 Crowbeare Meadow, Torrington, Devon, EX38 7DX



## A FREEHOLD DEVELOPMENT SITE WITH FULL PLANNING PERMISSION

- Two spacious 3 Bedroom semi-detached homes
- Countryside views from the open-plan living areas with Juliet balconies
- Services already on site – mains drainage & water (electricity & phone nearby)
  - Private, level, south-facing gardens with excellent sunlight & outlook
    - Off-road parking
- Walking distance to Great Torrington & its amenities



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## Changing Lifestyles

**A fantastic opportunity in one of Great Torrington's most established residential cul-de-sacs. The last 2 remaining plots available - Plots 1 & 2 at Brookview offer a freehold development site with full planning permission in place for 2 spacious, 3-storey, 3 Bedroom family homes. With some services already on site, and the scheme already underway elsewhere on the development, this is an accessible project for developers or self-builders looking for momentum from day one.**

**The approved design includes bright, open-plan living spaces on the upper floor with Juliet balconies enjoying countryside views, 2 mid-level bedrooms and a family bathroom, and a superb principal suite with en-suite, utility room and storage on the lower floor. Both homes benefit from off-road parking, private south-facing gardens and a layout designed to maximise light, outlook and practicality.**

**With Great Torrington's amenities, schools, open commons and community facilities all within walking distance, and the coast at Instow and Westward Ho! just a short drive away, this is a well-connected setting with strong long-term appeal.**

**Plots 5 & 6 are nearing completion and are available to view for reference, giving buyers a clear idea of the finished product and site potential. Planning reference: 1/0241/2018/FUL.**

**A rare chance to secure a ready-progressing development site in a highly desirable North Devon location.**

### **Council Tax Band**

TBC - Torridge District Council

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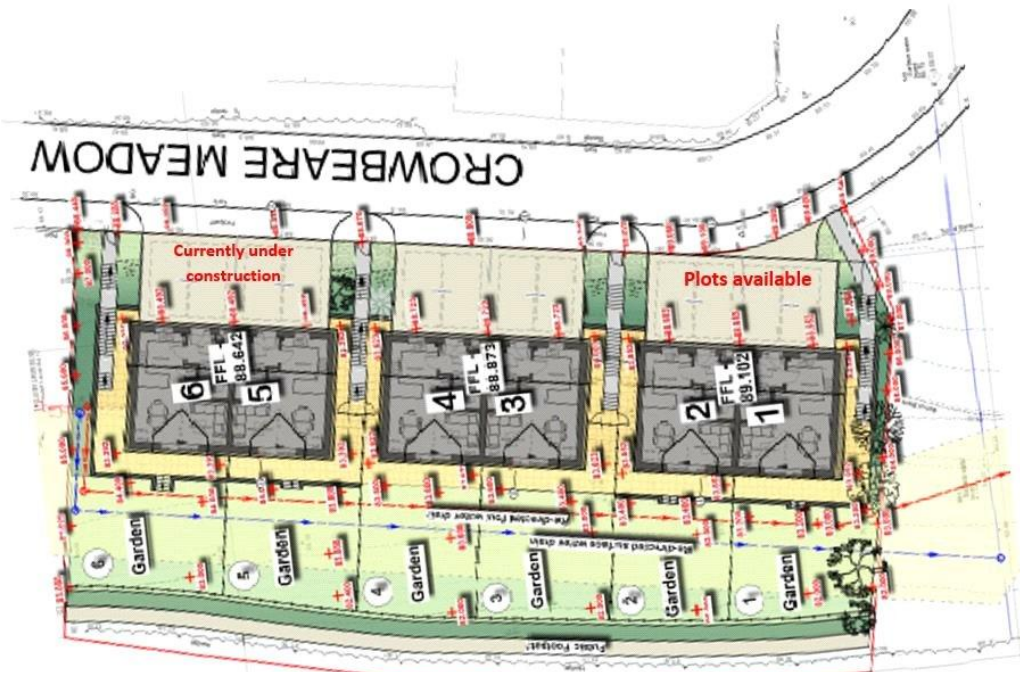


## Plots 1 & 2 Crowbeare Meadow, Torrington, Devon, EX38 7DX



### Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 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.

### Directions

Directions to this property can be easily found by using What3words:  
<https://w3w.co/devoured.appendix.skills>

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