

Land adjacent To
Hunters Lodge
Bradworthy
Holsworthy
Devon
EX22 7TN

Asking Price: £150,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Land adjacent To Hunters Lodge, Bradworthy, Holsworthy, Devon, EX22 7TN



- Exciting development opportunity
- Large site of approximately 0.67 acres
 - Planning permission granted for a residential conversion
- Plans proposed for a 2-bedroom dwelling
- Further development potential considered
 - Edge of Village location
 - Picturesque setting with a river on the boundary
- Groundworks for development have been started



The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local shops, including a butchers, post office, general stores, etc. Other village amenities include a doctor's surgery, bowling green, garages, popular pub, social club, well supported village hall where many activities take place, and the particularly well respected Bradworthy Primary Academy with its Pre-School facilities. Neighbouring towns include the coastal resort of Bude with its safe sandy surfing beaches some 10 miles, the port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional and North Devon centre of Barnstaple is some 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 40 miles.



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Situated in a superb and most private position on the edge of the popular Village of Bradworthy, is this former Kennels with planning permission granted for conversion into a 2-bedroom detached single storey dwelling, all set in approximately 0.67 acres of stunning mature woodland, with a river forming the boundary to the East. The site is thought to house further potential for a larger custom build, subject to gaining the necessary consents.

The Planning - Planning permission granted for conversion of disused kennels to a dwelling. Plans available to view on the Torridge planning portal with reference - 1/0463/2023/FUL dated 21st May 2023.

Proposed accommodation - The approved plans provide a two-bedroom dwelling, family bathroom and a large, open plan kitchen/ Living space. Vehicular & pedestrian access to the proposed dwelling will be via the existing agricultural access.

Agent Notes - The vendor has begun the groundworks for the development.

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.

Services - Mains water and electricity are believed to be in the vicinity. A private drainage system will need to be installed. Prospective purchasers must verify availability of any mains services required and the costs of connection of such services, for themselves.

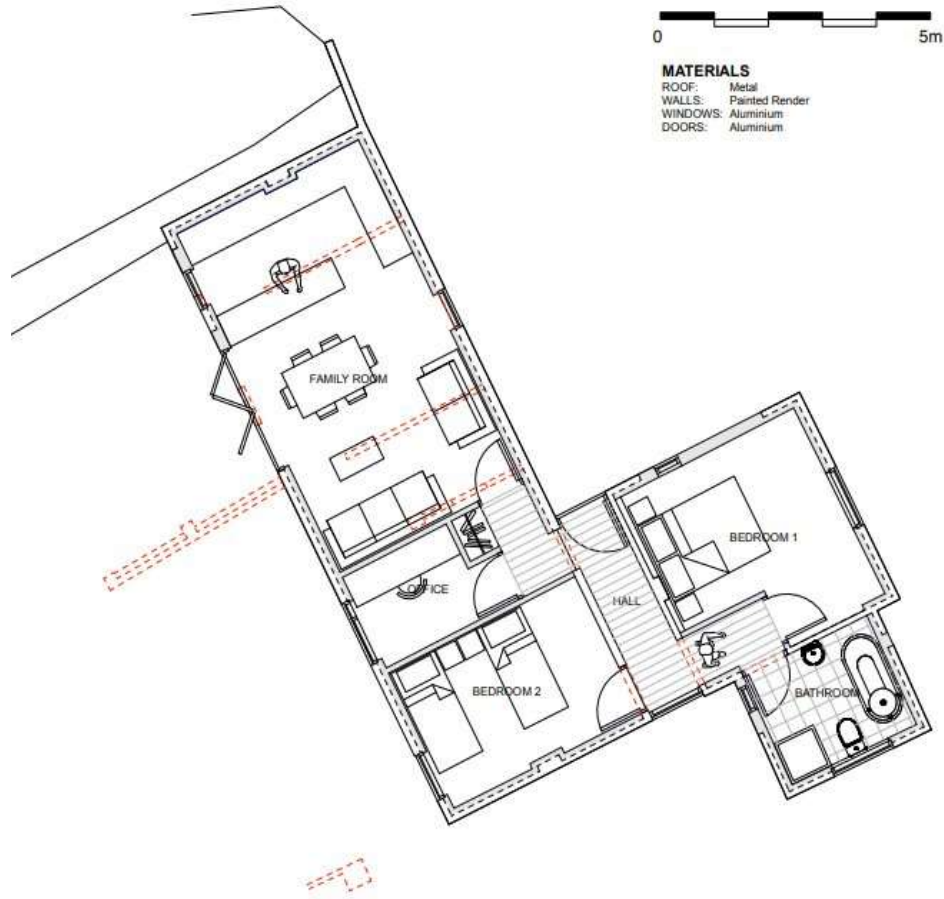
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Have a property to sell or let?

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.



Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road until reaching the village of Bradworthy, and at the 4 crossway in Bradworthy Square turn left signed Bude. Proceed out of the village, and after about 1/3rd of a mile turn left towards Kilkhampton, whereupon the entrance will be found within a short distance on the left hand side.

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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