



Bond
Oxborough
Phillips

Changing Lifestyles

Plot 3 - Land At Hill Farm
St. Giles
Torrington
Devon
EX38 7JU

Offers in excess of: £160,000 Freehold



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01805 624 426
torrington@boproperty.com

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- Full Planning Granted
- CG Artists Impressions (Not to Scale)
- Actual views used in most imagery
- Four Bedrooms
- Two Bathrooms
- Multiple Reception Rooms
- Garage and Carport
- EPC: TBC
- Council Tax Band:



Given an opportunity to build my own unique home – I would really want to have a view like this. Definitely one of the most attractive aspects of these particular plots. With very far reaching views across to Dartmoor and with Exmoor visible to the North, it is fair to say that the views stretch most of the County! There are three plots, each with full planning permission for a detached home. Plot 3 has planning granted to build a four bedroom, three receptions room and two bathroom detached property with detached double garage/carport. Each will have a double garage, plenty of parking and – most importantly – a large garden to enjoy. This was another of the attractive aspects of this opportunity.

Prices from, means exactly that. One can purchase one plot, as it stands today for £160,000. Where there is already a building, this can be removed cost effectively, the water brought on to the site and it is proposed that the three plot owners will divide the cost of having the electricity brought down from above the plots. There is water to the site as a whole, so it just remains to have it connected to your plot. This, as mentioned could be included within an offer above the start price and will likely represent a 50% saving for some elements. There is mains electricity available on site however, you may opt for an off grid supply with solar and battery back up which would be a great way to future proof and reduce running costs. The plots have fibre connected, up to 1800mbps (information taken from Ofcom checker).

Naturally, if you were wanting a larger slice of this stunning location, more than one plot can be purchased, and subject to adjustment in the planning (and permission) a larger single dwelling could be built. Developers should also find a reasonable profit as there will be strong desirability for the proposed finished products.

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The plans can be viewed at the following link:
<https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SFA75XQKFZH00>

Located within in the parish of St Giles, the homes will be close Great Torrington – A Market Town with great history and surrounded by 360 acres of commons which adjoin the Tarka Trail – a 180 mile recreation highway. The North Devon Coast with its stunning sandy beaches, Barnstaple Town, Bideford Town. More locally, the Villages of Dolton (which is beautiful and offers every day amenities, Butchers, two pubs – one of which is Michelin starred! – shop and Post Office all close to the Halsdon Nature Reserve which borders the River Torridge), and Roborough, (which has fantastic recreation facilities including Tennis Court and Football Pitch as well as a separate and secure dog exercise area - and the New Inn to compliment the social nature) are each a short drive away. The nearest train station is UMBERLEIGH and is 10 minutes' drive away with free parking, and trains to Exeter City run every hour, most days. So one is actually quite well connected considering you are surrounded by open countryside.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

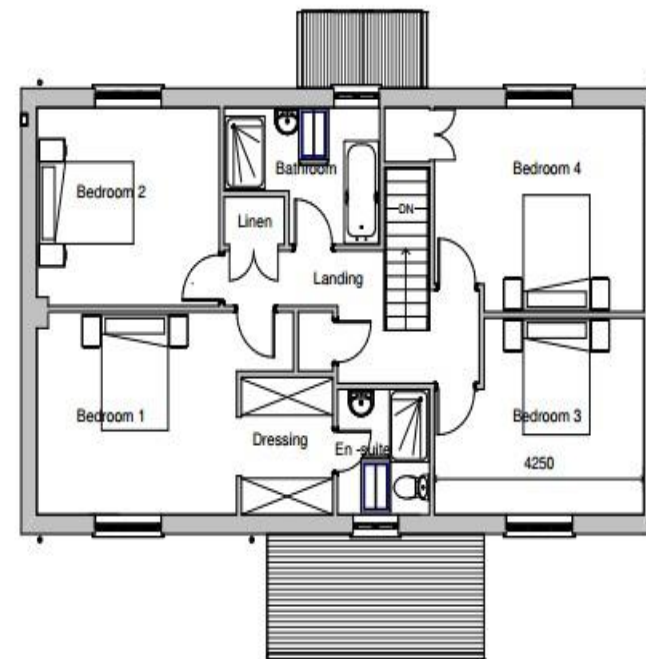
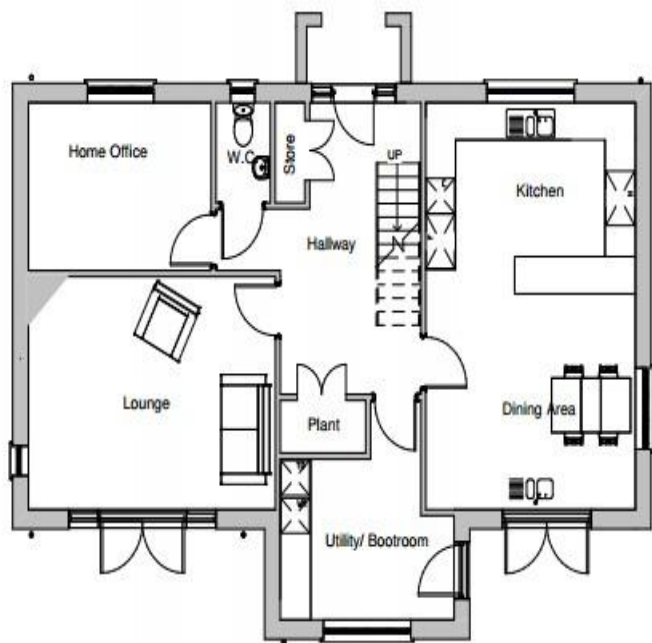
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For more information or to arrange an accompanied viewing on this property.

If building your own home is on your bucket list – then I urge you to seriously consider this amazing opportunity. A modern home with character in a location like this is a rare thing. To be able to build your own is even more rare.

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Floorplan



Directions

From Torrington proceed along New Road and at the roundabout take the 2nd exit onto the B3227 signposted South Molton. Continue on this road to and through High Bullen round a series of bends and past the Cranford Inn public house on your right. Keep following the road until a set of cross roads turning right sign posted Roborough. Continue on this road passing the farm at Sherwood Green. Take the next right and follow this road for approximately half a mile. The property will be found on your left hand side with a For Sale board clearly displayed.

What3Words - ///subway.earlobes.painting

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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