



Bond
Oxborough
Phillips

Changing Lifestyles

Land With Building Site
Long Park Drive
Bradworthy
Holsworthy
Devon
EX22 7FP



Asking Price: £450,000 Freehold



Situated within the sought after village of Bradworthy, a rare and exciting opportunity to acquire a prime 2.9 acre (1.17 hectare) block of strategic investment land with high residential uplift potential. The development plot already benefits from approved outline planning permission for a single dwelling and garage and immediately adjoins a select development of 16 dwellings from which it has direct access.

To arrange a site visit, please contact a member of Holsworthy team on 01409 254238 or holsworthy@bopproperty.com.

Changing Lifestyles

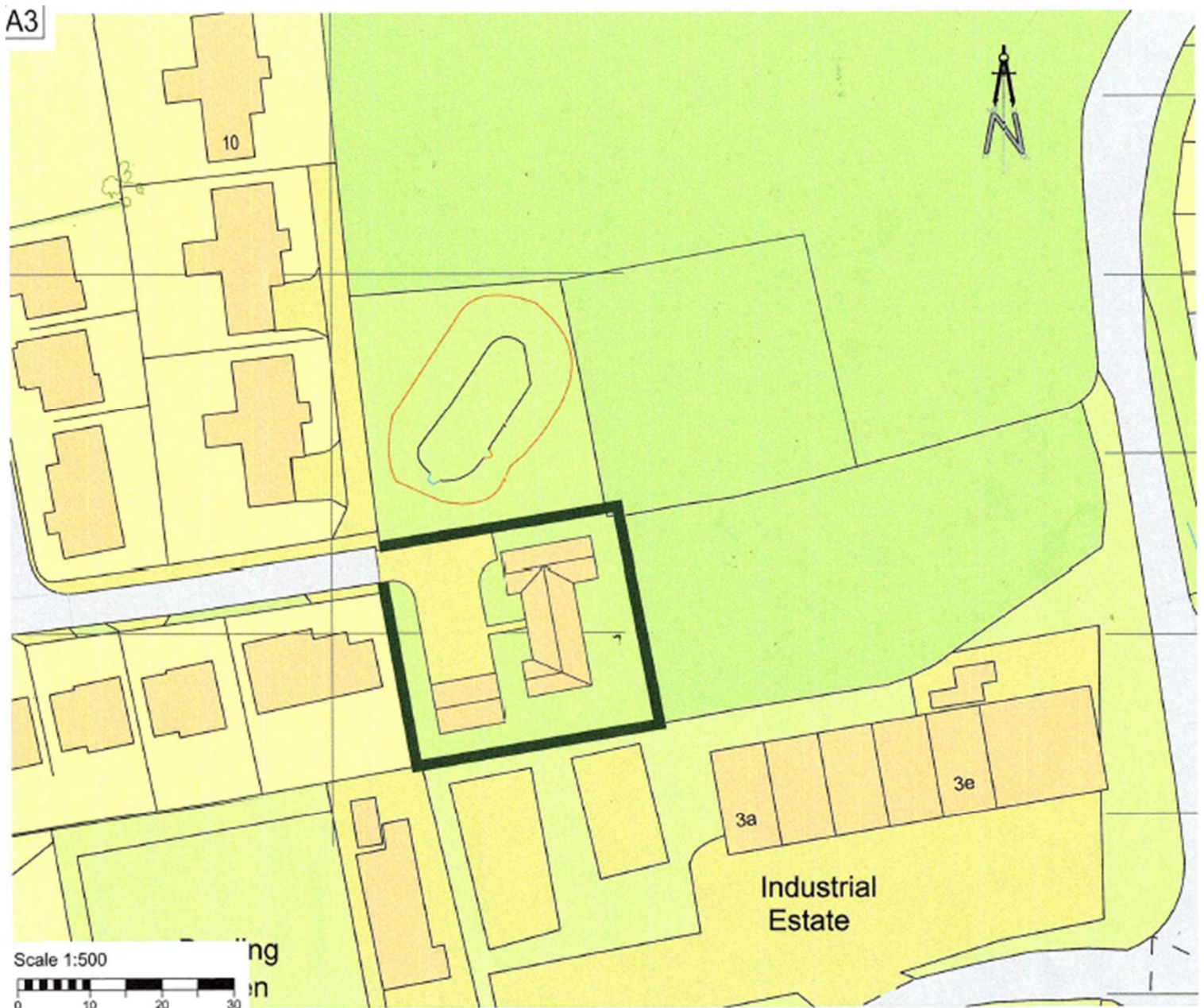
01409 254 238
holsworthy@bopproperty.com

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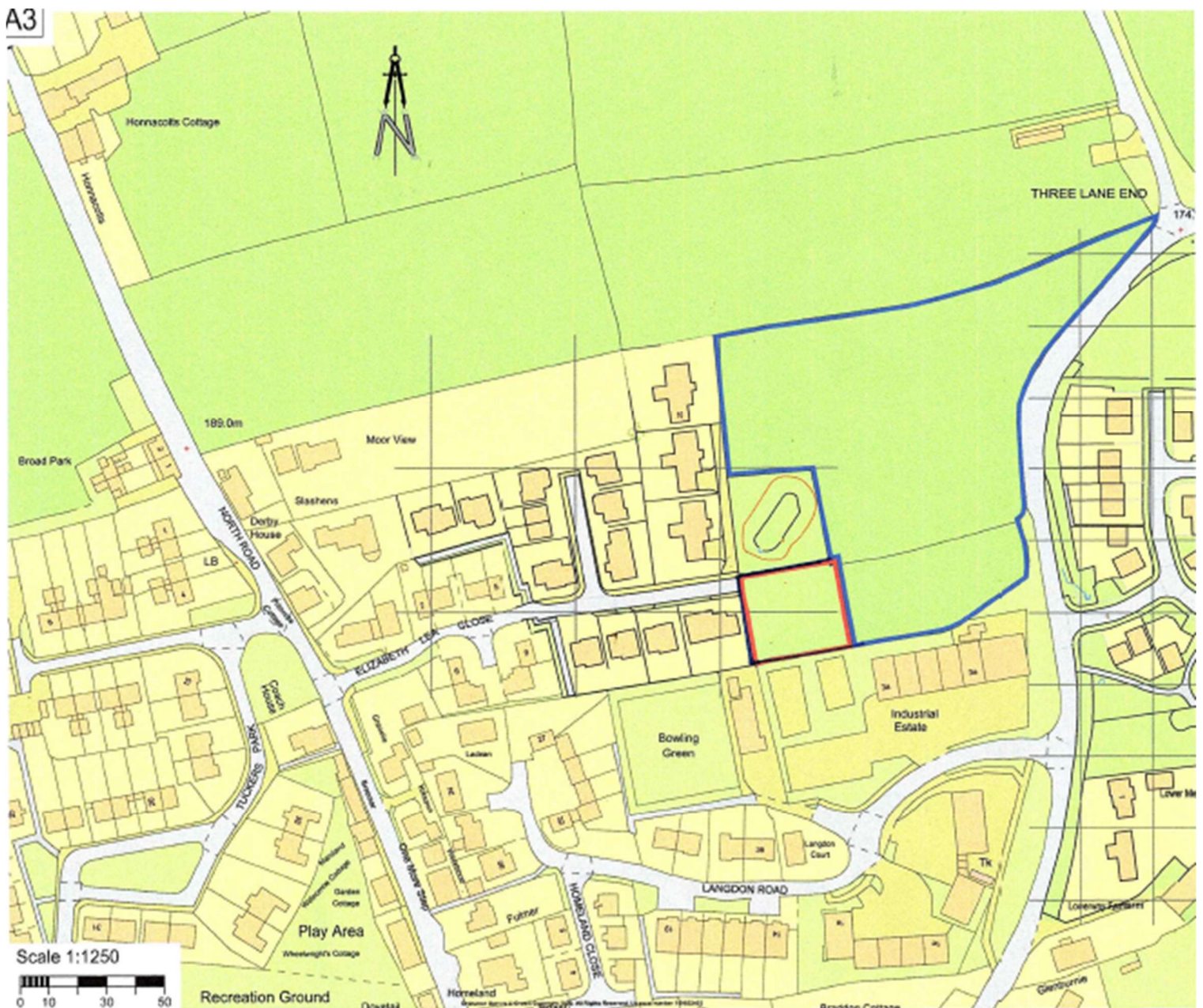
PLANNING PERMISSION

The Planning Permission - Outline approval for one dwelling and garage granted 20 March 2026 by Torridge District Council (planning reference 1/0038/2026/OUT). All relevant documentation is readily accessible on Torridge District Council planning portal. The good-sized level plot is approximately 110' x 95' and it has direct access onto Long Park Drive.



THE LAND

The very gently sloping land extends to about 2.9 acres (1.17 hectares) which includes the approved building plot. Running along its eastern boundary is the Bradworthy-Bideford Road where there is a useful agricultural entrance.



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LOCATION

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.

Agent Notes

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.

The vendors of these plots are partners of Bond Oxborough Phillips.

Directions

From Holsworthy proceed on the A3072 Bude road and on the edge of town, opposite the BP Garage, turn right signed Bradworthy/Chilsworthy. Follow this road for some 7 miles until reaching Bradworthy and at the 4-crossway in the centre of the village square proceed straight ahead signed Hartland. Proceed along North Road and after about 300 yards Long Park Drive will be found on the right hand side, situated off Elizabeth Lea Close.

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.

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.

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

01409 254 238

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