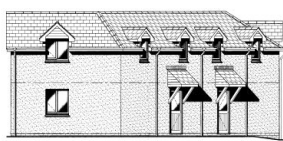


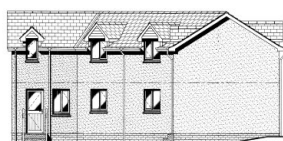
OPEN 7
DAYS A WEEK



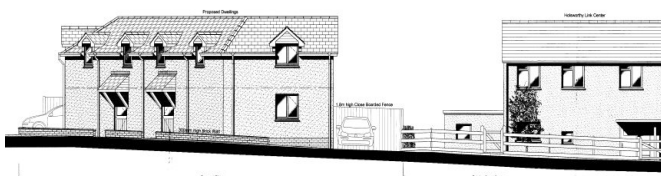
Old Police Station Site, Holsworthy,
Devon, EX22 6DH



Proposed South Elevation



Proposed West Elevation



Overview

An exciting opportunity to acquire this development site situated in the heart of this popular market town. Formerly The Old Police Station, which has since been demolished, now with detailed planning permission granted for two semi-detached, 2 bedroom houses with off road parking and gardens.

Guide price £140,000 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving*

Bond Oxborough Phillips

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SITUATION

The site is situated within a level walk of Holsworthy town centre and enjoys a prominent setting along this residential road. Holsworthy itself caters particularly well for its inhabitants with a good range of national and local shops together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe sandy surfing beaches and wider range of shopping facilities, is some 7 miles distant whilst for those wishing to travel further afield Okehampton the 'gateway to Dartmoor' is some 23 miles distant and offers a direct dual carriageway connection to the Cathedral city of Exeter with its Inter City rail and motorway links. The port and market town of Bideford is some 20 miles with the regional and North Devon Centre of Barnstaple some 30 miles. Launceston Cornwall's ancient capital is some 16 miles.

DIRECTIONS TO FIND

From the centre of Holsworthy proceed on the A388 towards Bideford, taking the left hand turning onto the Bude road, continue for a short distance turn right, whereupon the site will be found on the left hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

The Plans - Planning permission granted as follows, details available to view on the Torridge planning portal-

1/1214/2011/REM | Demolition of existing police station building and construction of 2 no. semi-detached two bedroom houses pursuant to outline application 1/0156/2008/OUT | Former Police Station Land Adjacent To Holsworthy Police Station Well Park Western Road Holsworthy Devon EX22 6DH

The former police station has been demolished, ensuring the planning permission will not expire.

The proposed build - The plans outline a proposed build of two, 2 bedroom semi detached properties with 1 ensuite. Enclosed gardens to the rear with off road parking to side.

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

What3Words: branched.positives.roosters

