



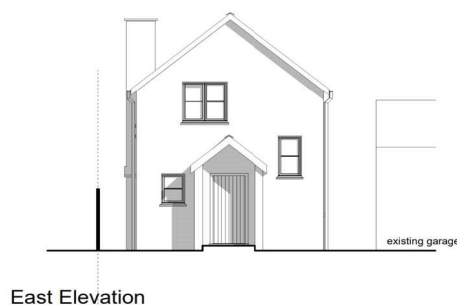
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Building Plot To The Rear Of 1 Ford Cottages  
Bradworthy  
Holsworthy  
Devon  
EX22 7RQ



**Guide Price: £110,000 Freehold**



Changing Lifestyles

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# Building Plot To The Rear Of 1 Ford Cottages, Bradworthy, Holsworthy, Devon, EX22 7RQ



- BUILDING PLOT
- PLANNING PERMISSION FOR A 3 BEDROOM DETACHED HOUSE
- ENCLOSED GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- SHORT WALK OF SHOPS/AMENITIES

**Located in the heart of this sought after self-contained Devon village, which supports a comprehensive range of local amenities situated within a short walk, is this building plot with planning permission granted for the erection of a 3 bedroom, detached house with enclosed gardens.**

## 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.

## DIRECTIONS

From the centre of 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 approximately 7 miles and upon entering the village at Littleford Cross turn right where the entrance to the site will be found on the right hand side.

## THE PLANS

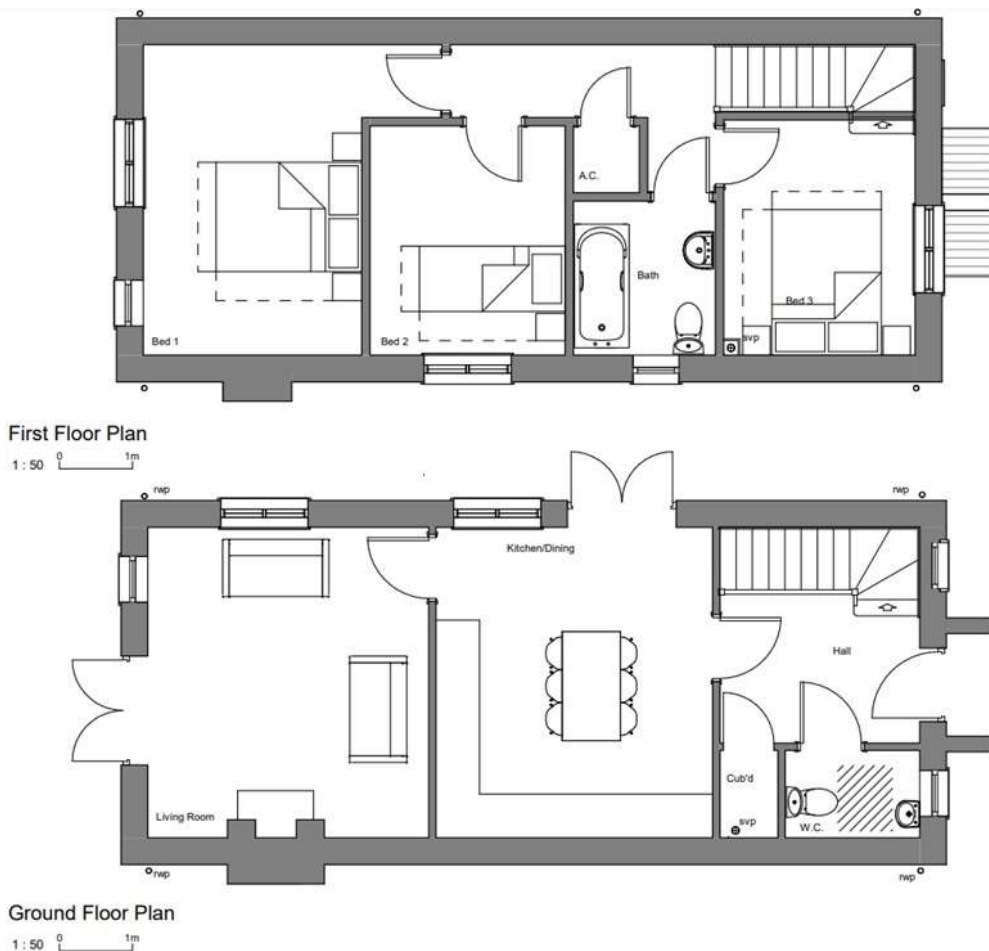
The proposed plans outline a design for an individual detached house comprising Entrance Hall with Cloakroom, Kitchen/Dining Room, Living Room, First Floor Landing, 3 Bedrooms, and Bathroom. Outside, the property will benefit from an enclosed garden. Planning permission has been granted by Torridge District Council under Planning Application Number: 1/1047/2019/FUL, and full details/plans can be viewed via the Planning Portal on their website.



# Building Plot To The Rear Of, 1 Ford Cottages, Bradworthy, Holsworthy, Devon, EX22 7RQ

## Changing Lifestyles

### PROPOSED FLOORPLAN (not to scale)



North Elevation



South Elevation



West Elevation

### SITE & LOCATION PLANS (not to scale – for identification purposes only. Vendors solicitors will confirm precise boundaries)



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