



Bond
Oxborough
Phillips

Changing Lifestyles

Building Plot
1 Long Park Drive
Bradworthy
Holsworthy
Devon
EX22 7FP



Guide Price: £120,000 Freehold



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01409 254 238
holsworthy@boproperty.com

Building Plot, 1 Long Park Drive, Bradworthy, Holsworthy, Devon, EX22 7FP

- FULLY SERVICED BUILDING PLOT
- DETAILED PLANNING FOR A DETACHED BUNGALOW OR A DETACHED 3 BEDROOM HOUSE
- 2 EN-SUITE BEDROOMS
- ADJOINING GARAGE
- DRIVE WITH 2 PARKING SPACES
- CONVENIENT LOCATION IN SOUGHT AFTER & WELL-APPOINTED VILLAGE
- ONLY ABOUT 10 MILES FROM BUDE ON THE NORTH CORNISH COAST



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 25 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is some 50 miles.

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.

This fully serviced building plot has detailed planning approval (Torridge District Council planning reference 1/1136/2022/FUL) for a detached bungalow with 2 en-suite bedrooms, adjoining garage, G.I.F.A. (Gross Internal Floor Area) excluding garage, is 95.87 sq m, and drive with 2 parking spaces. Option to build a stylish dormer house with 2 reception rooms, 3 bedrooms and integral garage, G.I.F.A. (Gross Internal Floor Area) excluding garage is 126 sq m (Torridge District Council planning refs. 1/0692/2019/REM & 1/0422/2022/FUL). Conveniently located on the edge of one of the region's most sought after and well-appointed villages and only about 10 miles from Bude on the North Cornish coast.

THE PLOT

The plot occupies a corner location on this select development of only 14 properties (overall approx. width 19.8m and approx. depth 22.3m). It is ready to be developed with mains water, BT, electricity and drainage via a private pumping station/management company in situ. Building Regulations will be the responsibility of the buyer.



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THE ACCOMMODATION COMPRISES (all measurements are approximate):-

The finished bungalow will extend to GIFA (Gross Internal Floor Area) of 95.87 m² (1,032 ft²) excluding the Garage and will offer accommodation briefly comprising:

ENTRANCE PORCH with cloaks cupboard.

ENTRANCE HALL with CLOAKROOM & LINEN CUPBOARD

LOUNGE 15'5" x 12'8" (4.7m x 3.86m) with fireplace.

DOUBLE ASPECT OPEN PLAN KITCHEN/DINER
19'11" x 12'11" (6.07m x 3.94m)

PRINCIPAL BEDROOM 12'11" x 12'3" (3.94m x 3.73m)

with **EN-SUITE BATHROOM**.

BEDROOM 2 12'8" x 10'1" (3.86m x 3.07m) with **EN-SUITE SHOWER**.

OUTSIDE The drive will give access to the:

ADJOINING GARAGE 20'5" x 10'3" (7.44m x 3.12m)

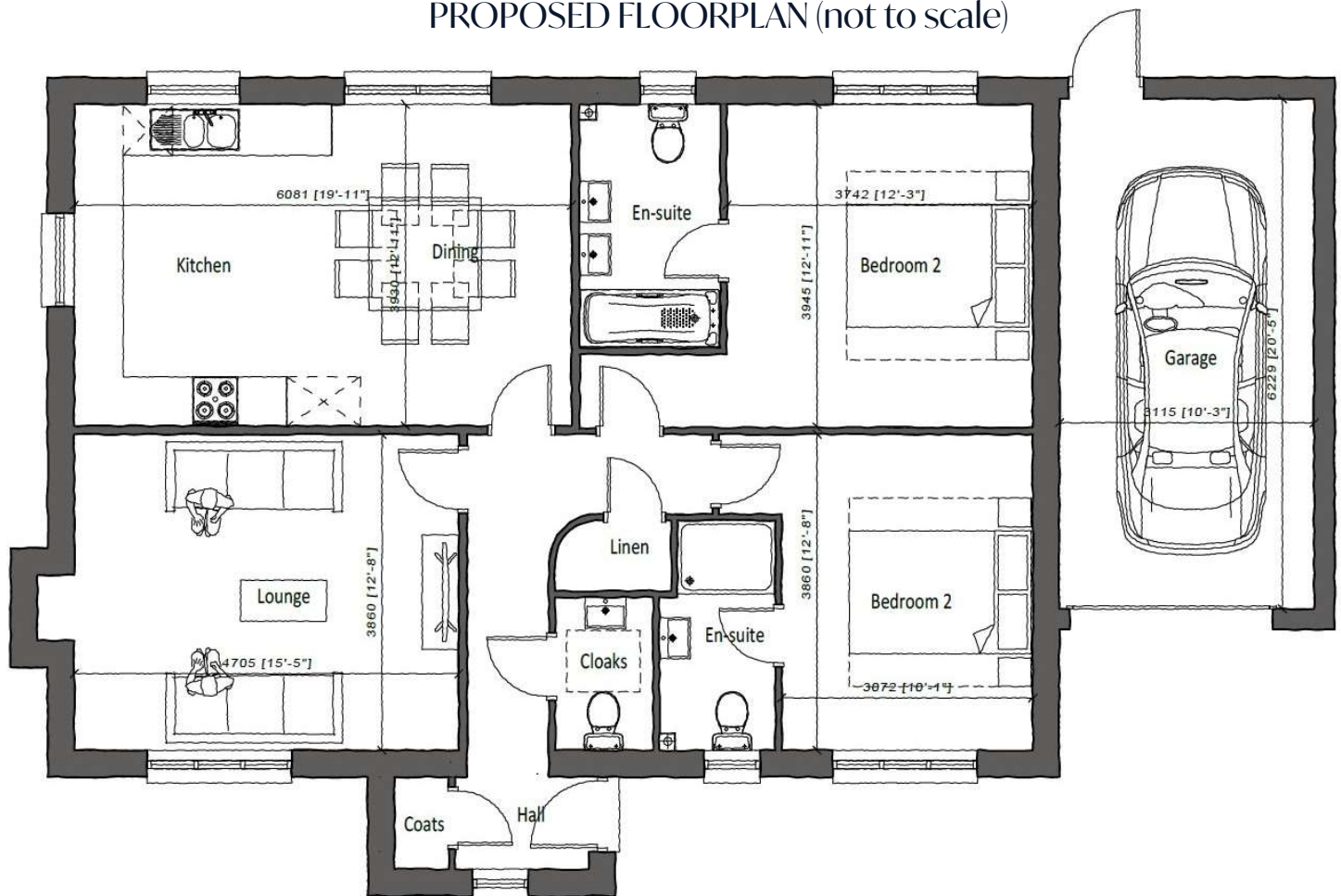
The exterior elevations will be smooth painted render over a brick plinth, complemented by white PVCu double glazed windows and roof trim.

AGENTS NOTES:-

- 1) The vendors are partners of Bond Oxborough Phillips.

What3Words: announce.elders.blurs

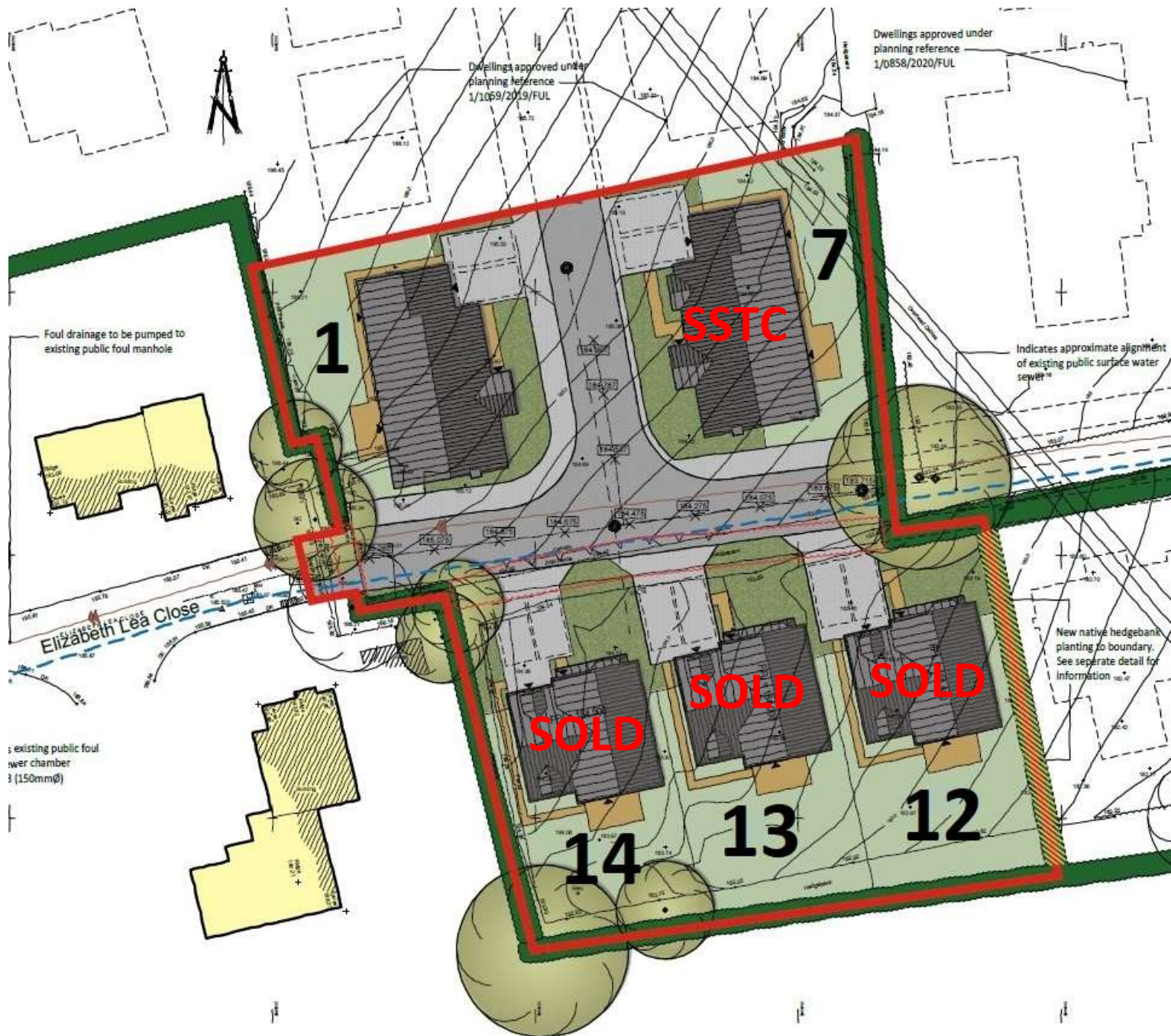
PROPOSED FLOORPLAN (not to scale)



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SITE PLAN (not to scale – for identification purposes only.
Vendors' solicitors will confirm precise boundaries)



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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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Building Plot1 – Please note Plot 1 is right-handed, to this plan.

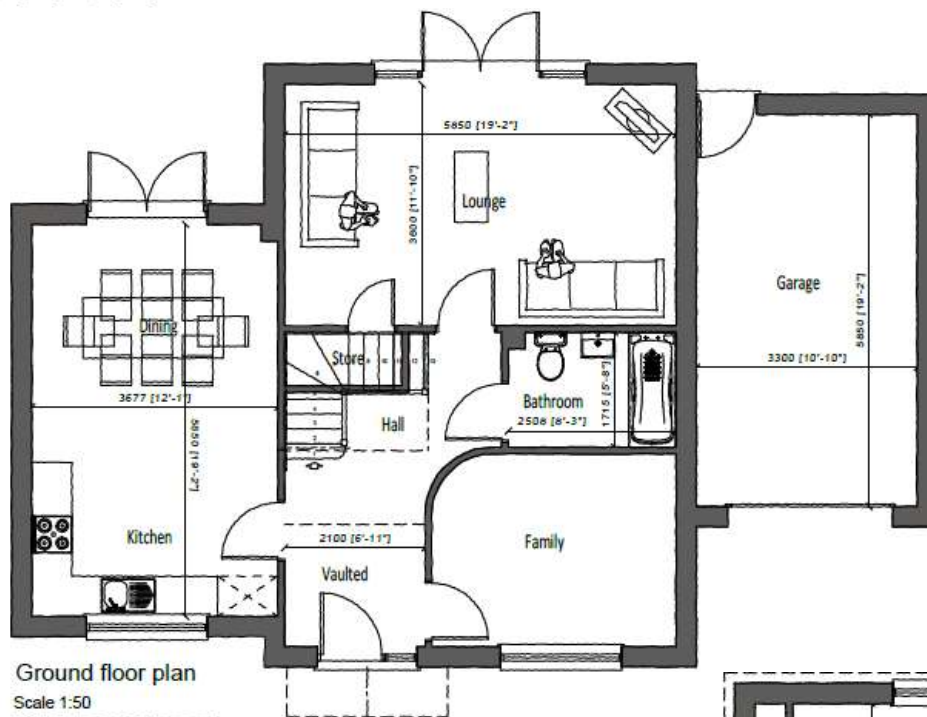


Front elevation

Side elevation x 2

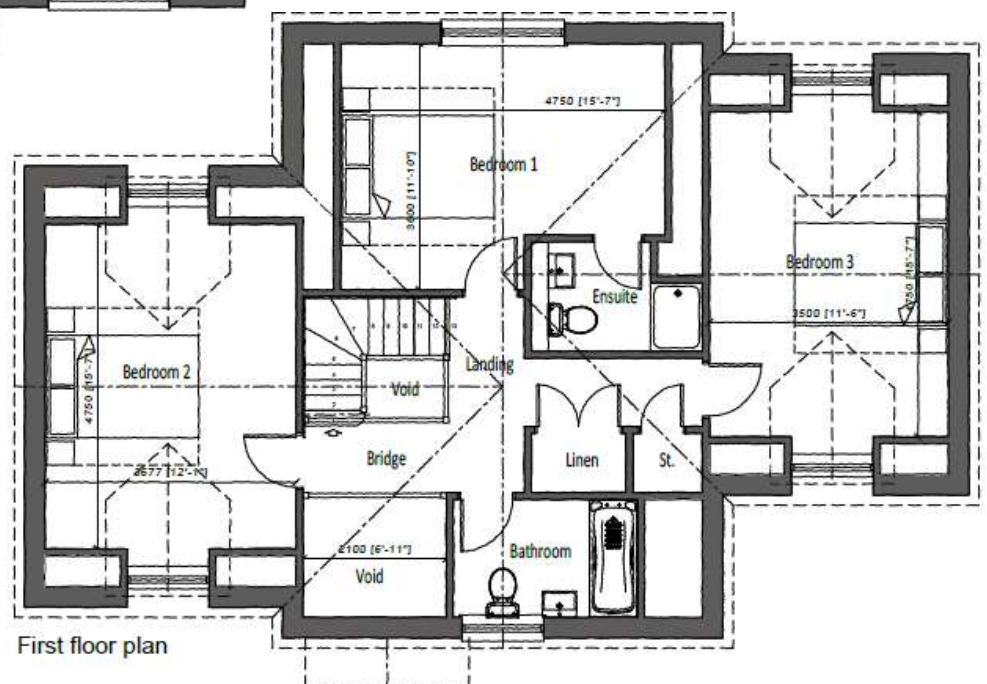
Rear elevation

Scale 1:100



Ground floor plan

Scale 1:50



First floor plan

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Drone Shot - for identification purposes only

