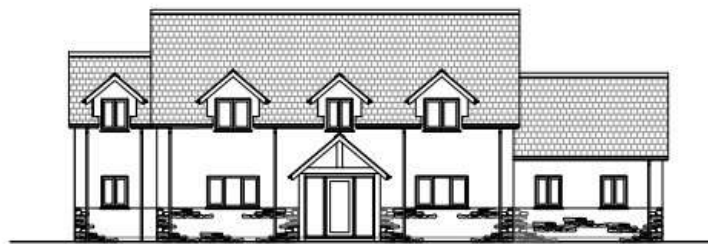


Plot B, Derril Development site  
'The Rivers'  
Derril  
Pyworthy  
Devon  
EX22 6YB



**Guide Price: £250,000 Freehold**



North Elevation  
1:100

Changing Lifestyles

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# Development Site, Derril, Pyworthy, Holsworthy, Devon, EX22 6YB



## Overview

Situated in between the popular market Town of Holsworthy and Bude on the stunning North Cornish coastline within this select development of 6 executive family homes. Bond Oxborough Phillips are proud to bring to the market, a generous sized serviced building plot with detailed planning permission granted for a substantial large 4 bedroom 2 ensuite detached house of approximately 300sq meters, with generous size gardens. The site occupies a quiet location within the Hamlet, being within a short drive to local amenities in the nearby town.

## Directions

From the centre of Holsworthy proceed on the A3072 Bude road for approximately 1 mile and take the first left hand turning signposted Pyworthy. Follow this road until reaching Derril, whereupon the entrance to the site will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

## Location

Derril itself is a small yet popular hamlet, only 1 mile from Pyworthy with traditional village amenities including a country gastro pub and village hall. Holsworthy, with its most comprehensive range of amenities and facilities including swimming pool, sports hall, 18 hole parkland golf course, schools, bowling green, doctors surgery, etc is some 2.5 miles. Bude, well known for its safe sandy surfing beaches is some 9 miles, Okehampton, the gateway to Dartmoor, is some 22 miles. The Cathedral and University City of Exeter is some 42 miles, whilst the port and market town of Bideford is some 21 miles and the regional North Devon Centre of Barnstaple is some 30 miles.

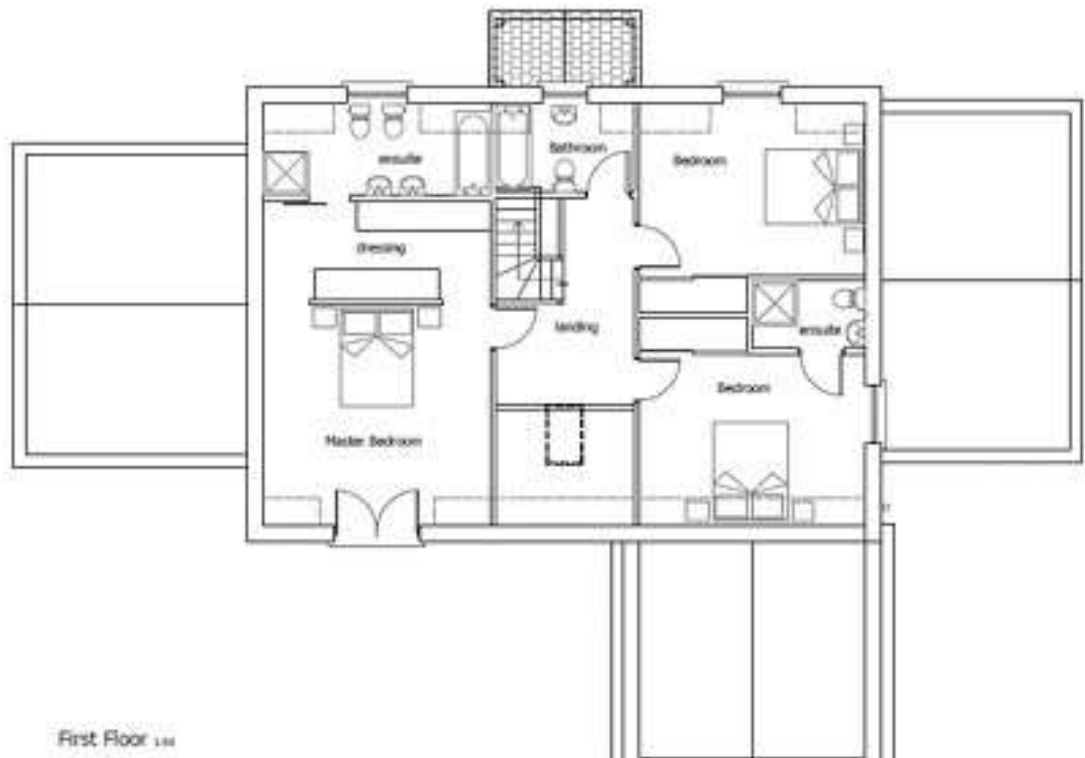
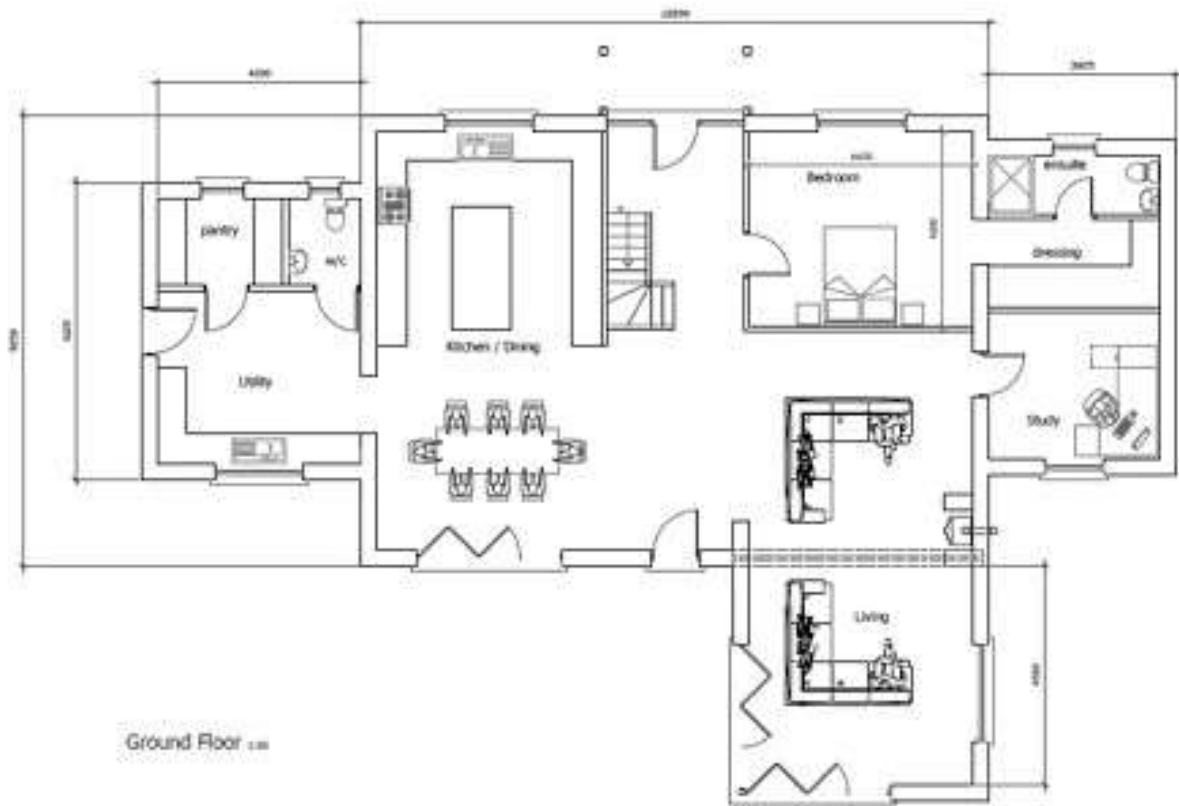
## The Plans

Planning permission has been granted with reserved matters, further details are available to view on the Torridge planning portal with reference 1/1297/2022/FUL.

## Services

Bond Oxborough Phillips are offering each plot as a serviced site and will include mains connections for electricity, water, drainage and super fast broadband.

## Proposed Floorplan



Development Site, Derril, Pyworthy, Holsworthy, Devon,  
EX22 6YB

# Changing Lifestyles



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.