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*Changing Lifestyles*

Barns For Development  
Priestacott Farm  
Beaworthy  
Devon  
EX21 5EW

**Asking Price: £250,000 Freehold**



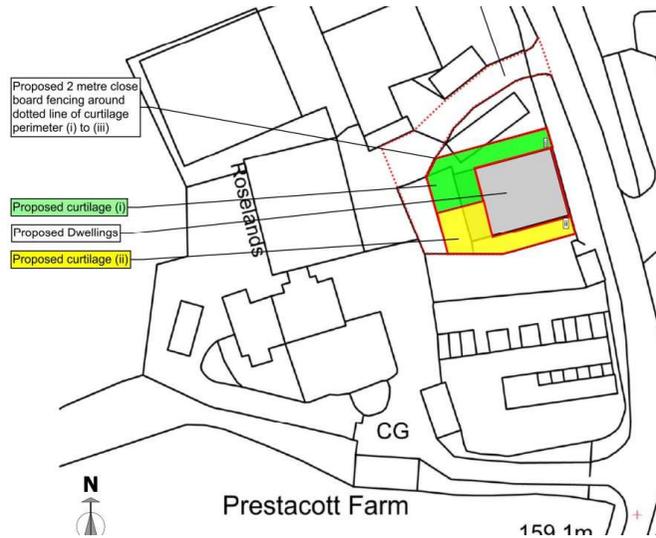
Changing Lifestyles

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[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

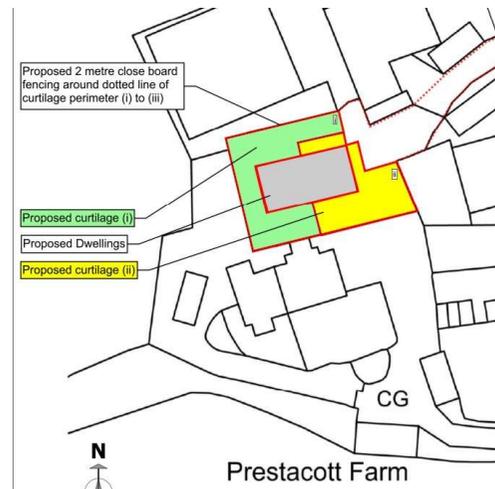
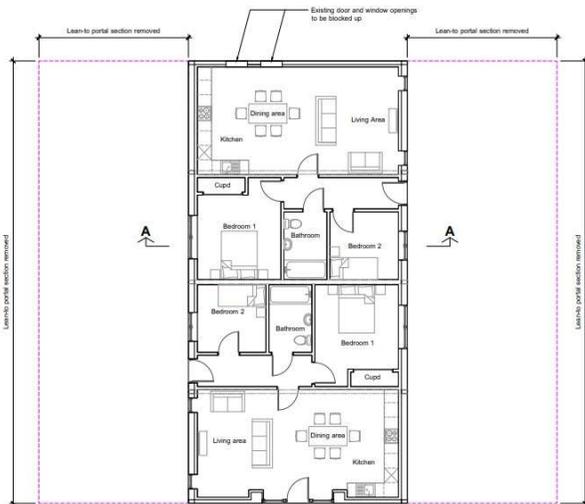
# Barns For Development, Priestacott Farm, Beaworthy, Devon, EX21 5EW



- 2X "Q CLASS" DEVELOPMENT SITE
- PLANNING PERMISSION FOR 4 SEMI DETACHED DWELLINGS
- OFF ROAD PARKING WITH EACH PROPERTY
- GARDENS WITH EACH PROPERTY
- SITUATED ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF ASHWATER
- ADDITIONAL BARN WITH DEVELOPMENT POTENTIAL CONSIDERED
- WALKING DISTANCE TO PRIMARY SCHOOL



Nestled within Devons countryside, on the edge of the sought after village of Ashwater is an opportunity to acquire a development site. 'Q Class' planning has been granted to convert 2 separate former agricultural buildings into 4 x 2 bedroom semi detached barn conversions, both with garden and parking. The barns have been passed with residential development and could be enhanced with alternative plans subject to gaining the necessary contents. An additional barn has great potential for further development, subject to gaining the necessary consents.

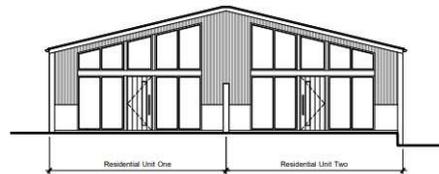


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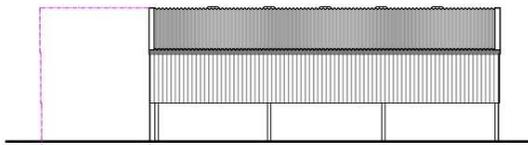
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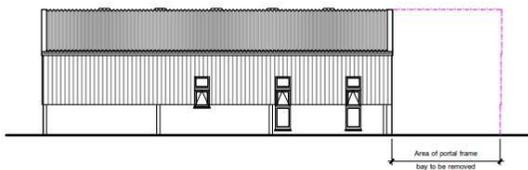
East Elevation 1:100



West Elevation 1:100



South Elevation 1:100



North Elevation 1:100

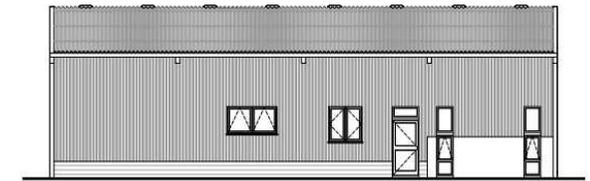
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## Situation

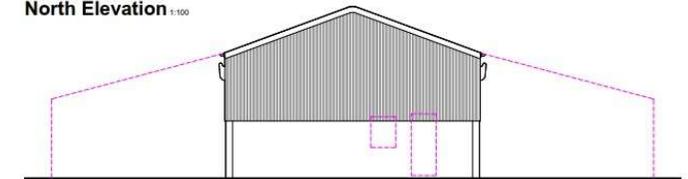
The barns for development at Priestacott Farm are situated on the outskirts of the small friendly village of Ashwater with its traditional picturesque green which is bordered at one end by a popular local Inn, and at the other by the historic parish church. Amenities include a community shop/Post Office, weekly bus service, nearby primary school, and a most impressive/well supported modern village hall. The village is surrounded by rolling Devon farmland with the nearby market town of Holsworthy being the main centre for the locality with its first class range of professional services, shops, leisure amenities, schools, and weekly market. Bude on the North Cornish coast is some 16 miles, and Cornwall's Ancient Capital of Launceston, and the A30 is some 9 miles. Roadford Lake Watersports Centre is about 5 miles.

## Directions

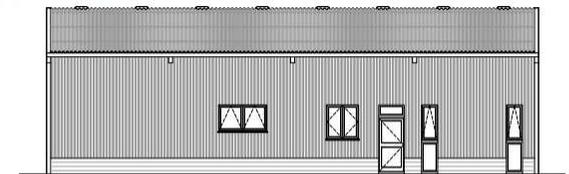
From Holsworthy proceed on the A388 towards Launceston for about 3 miles, and upon reaching Clawton turn left signed Ashwater. Proceed for 1.5 miles and upon reaching Sprys Shop Cross turn right and follow the signs to Broadwoodwiger for just over 2 miles. Upon entering the village of Ashwater, the barns for development at Priestacott Farm can be found on the right hand side with a Bond Oxborough Phillips "For Sale" sign clearly displayed.



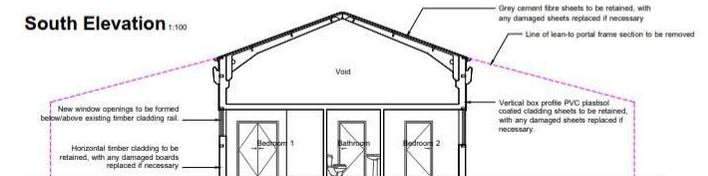
North Elevation 1:100



West Elevation 1:100



South Elevation 1:100



**The Plans** - For further information on the granted planning permission, please visit the Torridge district council website and quote the following reference number: 1/0123/2022/AGMB and 1/0124/2022/AGMB.

**Boundaries** - The plan of the land is indicated to be a good guide as to what is being sold. The vendor's solicitor will confirm precise boundaries upon agreement of sale.

**Easements, Wayleaves and Rights of way.** - We are informed by the owner that there are no public footpaths across the land.

**Services** - No services currently connected to the site. Services are available in the nearby vicinity.

**Local Authority** - Torridge district council.

**Tenure** - Freehold.

**Viewings** - All viewings to be accompanied by a member of the Bond Oxborough Phillips team. To arrange your site visit, please contact us on 01409 254238 or email us on [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com).

**What3words** -

Site entrance: ditched.tangling.miracles

Barn 1: hairpin.starlight.flick

Barn 2: names.squeaking.enhances

**Agents note** - The planning was granted on the 4th of April 2022, a condition within the planning is that the dwellings must be completed within 3 years from the approval date.





## Barns For Development, Priestacott Farm, Beaworthy, Devon, EX21 5EW



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.

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