

Sutcombe Primary
School
Sutcombe
Holsworthy
Devon
EX22 7PW

O.I.R.O : £330,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Sutcombe Primary School, Sutcombe, Holsworthy, Devon, EX22 7PW



- EXCITING DEVELOPMENT OPPORTUNITY
- FULL PLANNING PERMISSION GRANTED
- CONVERSION OF EXISTING DWELLING INTO 2 UNITS
- 1 x 3 BED HOUSE and 1 x 4 BED HOUSE
- BOTH PROPERTIES COME WITH PARKING AND GARDEN
- WATER, ELECTRIC AND DRAINAGE PREVIOUSLY CONNECTED
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN

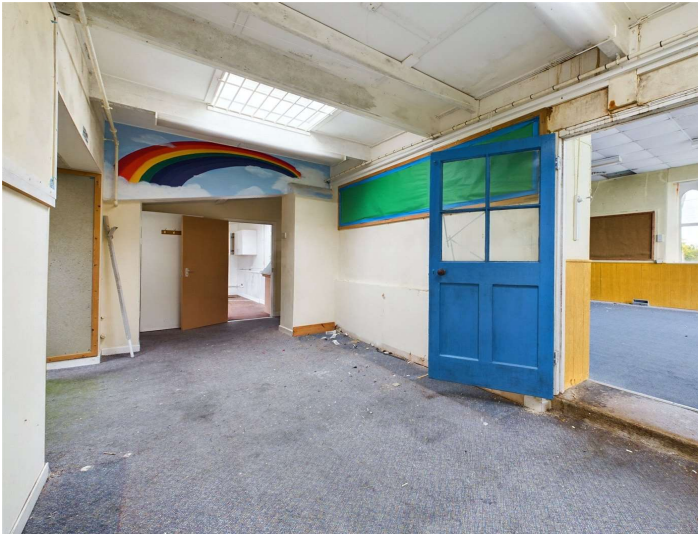


An exciting opportunity to acquire this development project within the sought after village of Sutcombe. The former Sutcombe Primary School has full planning permission granted for change of use and conversion into 2 dwellings. Proposed accommodation of 1 x 3 bed house and 1 x 4 bed house, both properties come with parking and garden. All viewings to be accompanied by a member of the Bond Oxborough Phillips team. Available with no onward chain.



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Situation

The development site is situated on the outskirts of the small village of Sutcombe which has a great community spirit, and well supported Village Hall. The neighbouring village of Bradworthy is just some 2.5 miles and offers a wider range of 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. The regional North Devon Centre of Barnstaple is some 25 miles and for those wishing to travel further afield, the Cathedral/University City of Exeter with its intercity rail and motorway links is some 40 miles.

Directions

From Holsworthy proceed on the main A388 Bideford road for about 3 miles, and upon reaching Holsworthy Beacon turn left towards Sutcombe. Follow this country road towards the village and proceed up the hill and after a short distance the entrance to Sutcombe Primary can be found on the left hand side, a Bond Oxborough Phillips 'For Sale' notice will be clearly displayed. If you reach the entrance to St Andrews Close, you've gone too far.



Planning Permission - Full planning permission has been granted to change the use of a former primary school to a residential site. The primary school is to be converted into 2 dwellings. For further information on the plans currently drawn up for the site, please visit the Torridge District council website and quote the following reference: 1/0323/2024/FUL.

Unit 1 - Unit 1 comprises: Entrance hall, Shower Room, Utility, open plan Kitchen/Living/Dining Room, and 3rd Bedroom on the ground floor. Stairs lead to a first floor offering a further 2 double Bedrooms (1 ensuite) and Bathroom.

Unit 2 - Unit 2 comprises: Entrance Hall, Kitchen/Diner, separate Living Room, Utility Room, master Bedroom with Dressing Room and ensuite Shower Room on the ground floor. The first floor offers 3 double Bedrooms and a family Bathroom.

Services - Mains water, electric and drainage were previously connected to the site.

Planning Authority - Torridge District Council

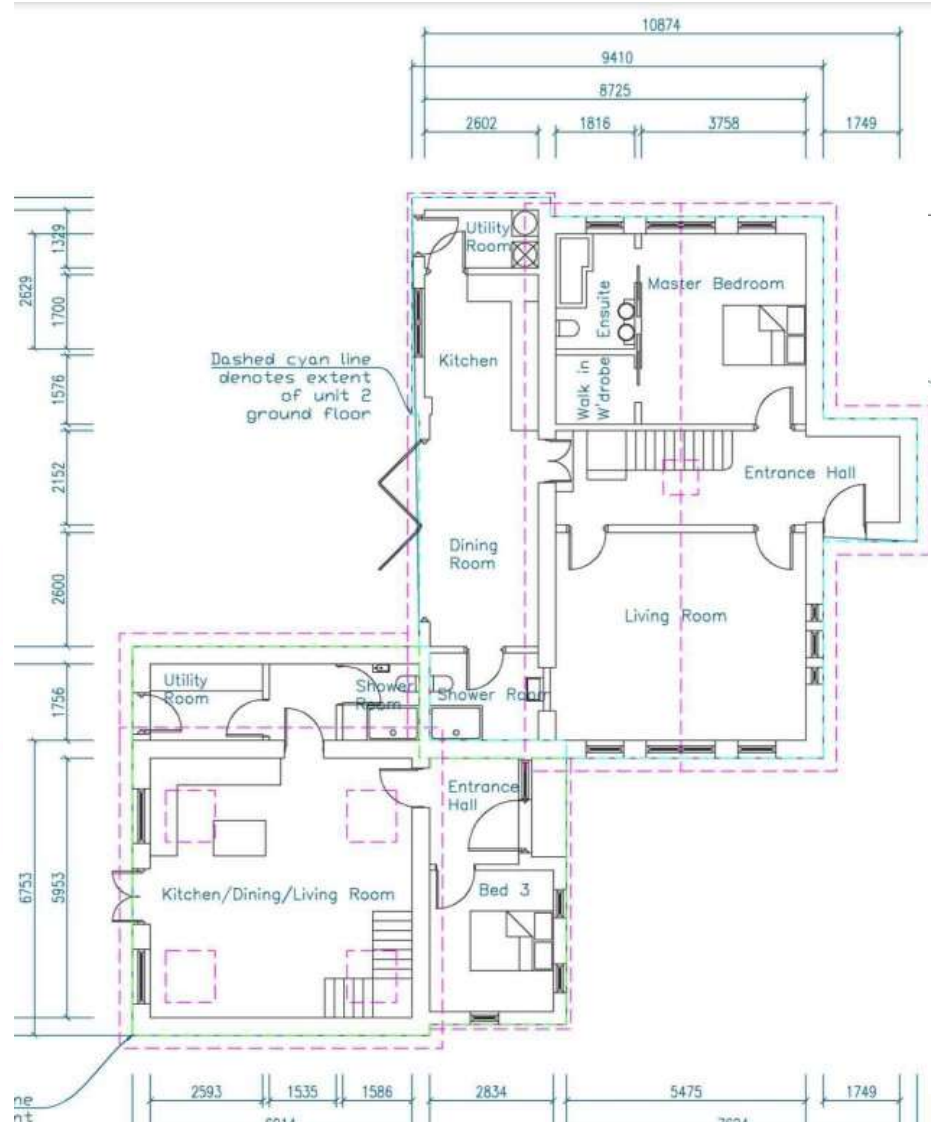
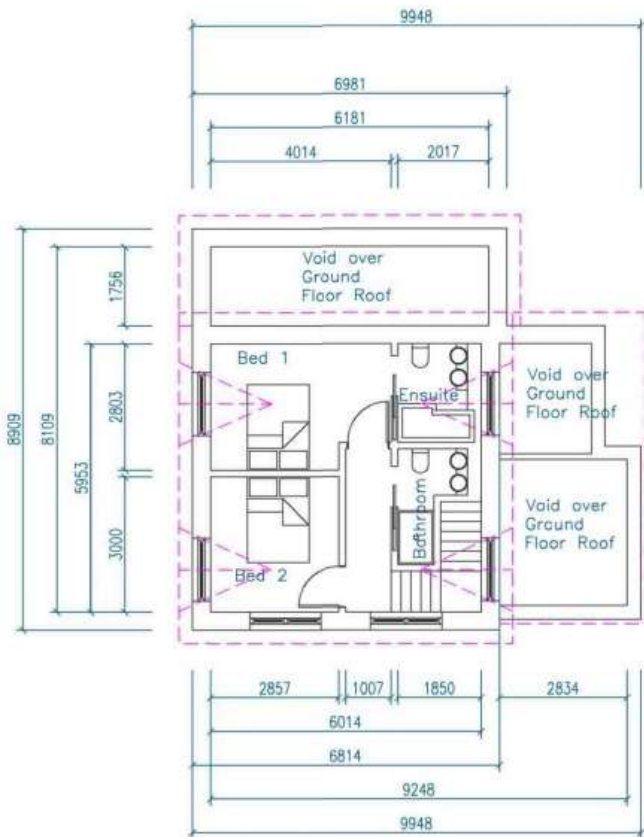
Tenure - Freehold

Viewing - 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.

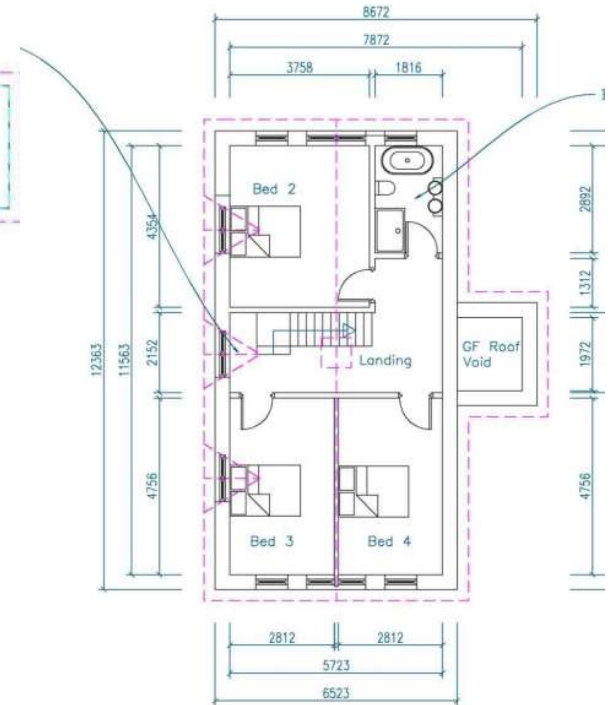


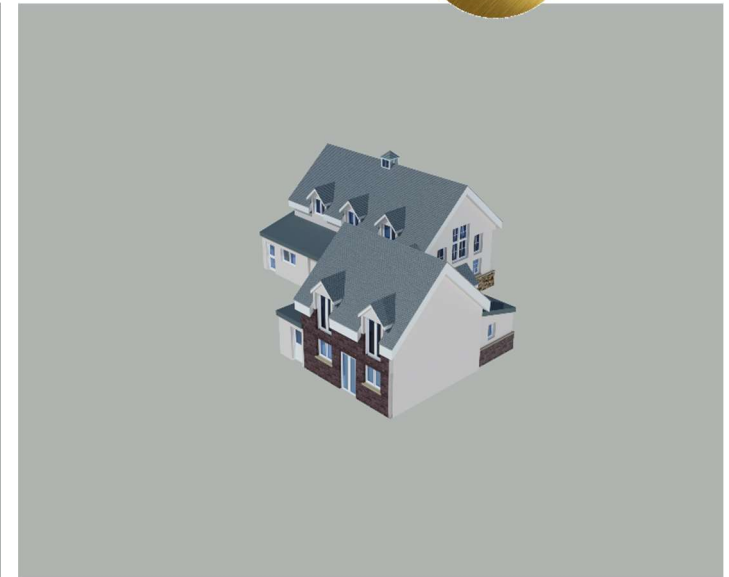
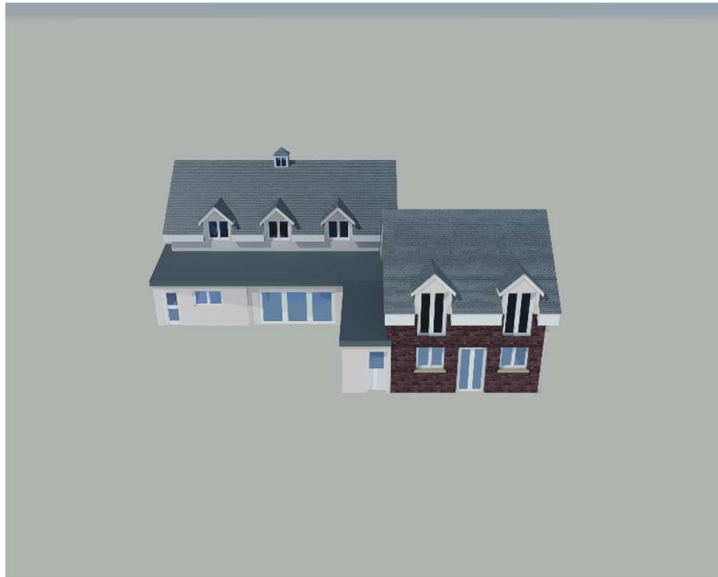
Proposed Floorplans

First Floor



Unit 2: First Floor







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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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