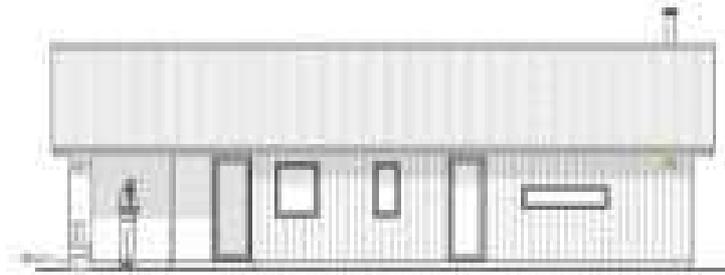
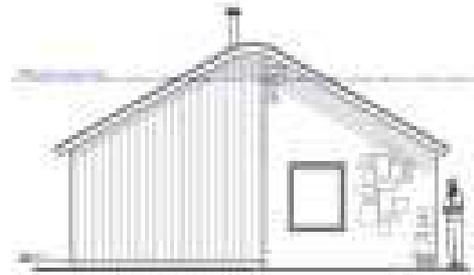


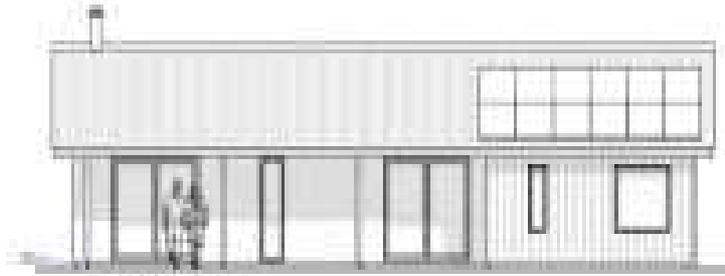
Land Next To South  
Arscott Cottage  
Holsworthy  
Devon  
EX22 7BN



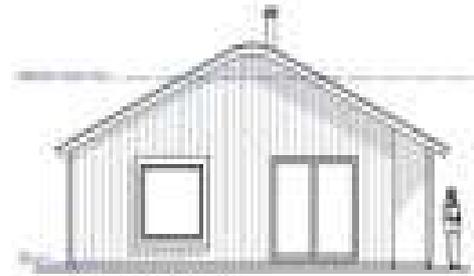
NORTH ELEVATION | 1:100



EAST ELEVATION | 1:100

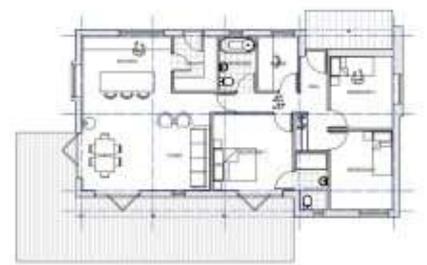
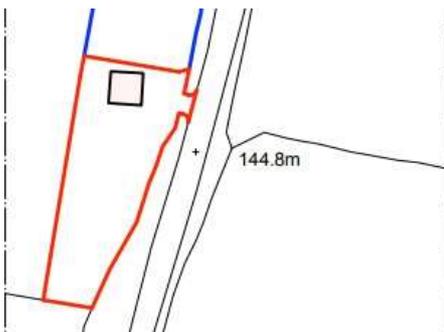


SOUTH ELEVATION | 1:100



WEST ELEVATION | 1:100

**Asking Price: £125,000 Freehold**



Land Next To South Arscott Cottage, Holsworthy, Devon,  
EX22 7BN

# Changing Lifestyles

**Situated approximately 1 mile from the bustling market town of Holsworthy is this individual self-build project. Detailed planning permission has been granted to remove the existing building and replace with a contemporary detached, 3 bedroom (1 ensuite) bungalow comprising open plan kitchen/dining and living area, utility, study and bathroom. The built is situated in a generous plot with lovely views of the surrounding countryside.**

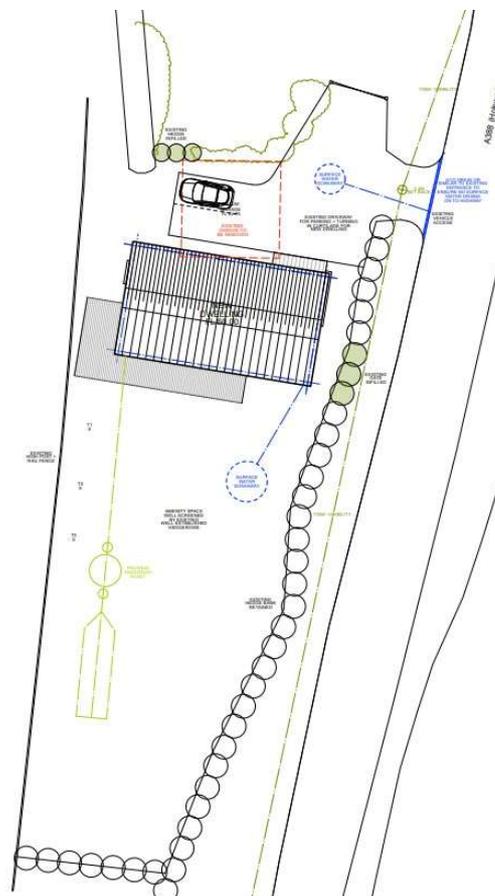
- SELF BUILD OPPORTUNITY
- APPROX. 1 MILE FROM HOLSWORTHY
- GENEROUS SIZED PLOT
- COUNTRYSIDE VIEWS
- FULL PLANNING PERMISSION GRANTED
- 1/0598/2023/FUL
- DETAILED PLANS FOR DETACHED 3 BED BUNGALOW

## Situation

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

## Directions

From the centre of Holsworthy head north on the A388 towards Bideford. Continue on this road for approximately 1.1 miles and upon reaching a roundabout continue straight over, towards Bideford. The entrance to the building plot will be found after a short distance on the left hand side, with a Bond Oxborough Phillips "For Sale" sign clearly displayed.



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.