



Plot at Broadgate, Cookbury, EX22 7YG

Guide Price £125,000

Available 7 days a week



# Plot at Broadgate, Cookbury, Holsworthy, Devon, EX22 7YG

- Excellent opportunity to create a forever home
  - Outline planning permission granted
- Plot extending to approximately a third of an acre
- Potential for additional development (STPP) or an ideal allotment, garden or for livestock
  - On the edge of Cookbury
- Additional barn which offers potential for conversion (STPP)
  - Quiet countryside location



Location

Situated in the charming hamlet of Cookbury, some 5 miles east of Holsworthy with its parish Church which has an unusual dedication to St John the Baptist and the Seven Maccabees and still has its 13th Century Tower and Chancel.

Holsworthy has a good range of shops, to include a Waitrose and Co-op supermarkets in addition to the Marks and Spencer petrol station. There are also some excellent local leisure facilities to include an 18 hole Golf Course, indoor swimming pool and sports hall. The wonderful North Cornish coastline is within 16 miles at Bude and offers a wide range of shopping, eateries, public houses and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

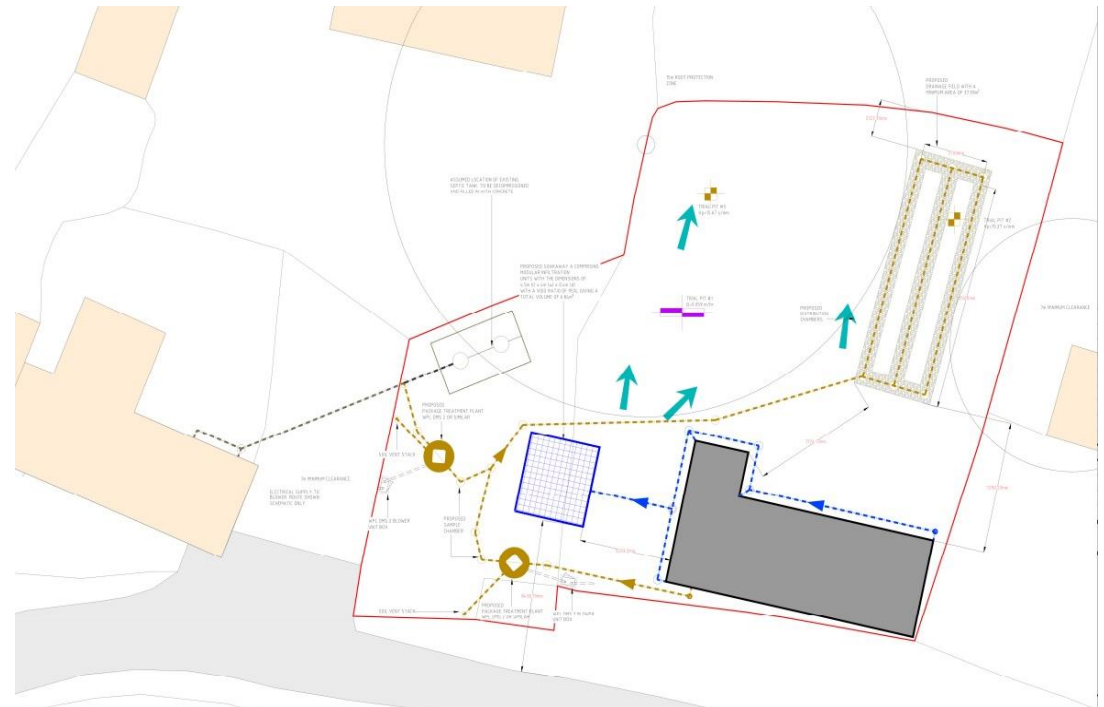
The Cathedral City of Exeter is within an hour's drive with access to the M5, mainline railway station and an international airport.

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## DESCRIPTION

An excellent self-build opportunity where purchasers can custom build their forever home or a developer look to add value in an excellent location.

Located in a rural hamlet, the site comprises of two adjacent plots, to the north an enclosed site, with outline planning permission, offers a great degree of privacy from the established hedgerow boundaries and as per the outline plan the house will benefit from spacious gardens and recreational spaces.

An additional plot of land located to the south boasts a large cob barn, the barn would make an ideal garage, workshop, or holds potential for further development STPP. The land itself would make an ideal allotment or has the potential as a detached garden or for livestock.

The proposal comprises one new dwelling set back from the road, with access via the southern boundary. The site covers c. 1/3 of an acre in the outskirts of the village with countryside views to the north.

## PLANNING

Planning permission was granted by Torridge District Council under cover of application number 1/0740/2022/OUT dated 4th November 2022. A copy of the permission and associated drawing can be viewed on Torridge District Council's website at [torridge.gov.uk](http://torridge.gov.uk).

## DEVELOPER CHARGES

To our knowledge there is no on or off site affordable contribution, Community Infrastructure Levy, Education or Transport contribution payable in respect of this site. Buyers must satisfy themselves prior to purchase with regards to any potential charges due.

## LAND PLAN & DRAWINGS

The land plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy. The architect drawings are for indicative purposes only.

## BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

## SERVICES

It is considered that any potential purchaser will install private drainage. Mains water and electricity is believed to be in the vicinity. Prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

## WHAT3WORDS LOCATION

<https://what3words.com/spring.recorder.standard.s>

## TENURE

Freehold.

## AGENTS NOTE

The drainage field to serve the private drainage scheme for both the plot, and the adjacent Broadgate Cottage has been installed. It will be for the purchaser of the plot at their own expense to install separate sewage treatment plants to serve each property in the future.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.