

DEVELOPMENT SITE FOR TWO DETACHED HOUSES

HATCHMOOR ROAD, TORRINGTON



- Detailed planning approval for two houses (ref. 1/1205/2022/FUL)
- Site extends to c. 0.24ha / 0.58 acres
- Proposed three bedroom houses with G.I.A. 196sqm (2112sqft) each
- Guide Price £250,000

View from edge of Hatchmoor Road looking over part of the site

THE SITE – EX38 7HT

This freehold site which extends to c. 0.24ha/0.58 acres offers detailed planning approval for the construction of two large, detached houses. Located adjacent to Torrington Rugby Club, the relatively level site sits adjacent to the B3227, with a new access to be formed onto the road. The proposed new houses are shown on the approved plans with gross internal floor areas extending to c. 196sqm (2112sqft) each. Accommodation on the ground floor comprises a double height glazed entrance area and then open plan kitchen/dining/lounge area, utility and WC/Cloakroom. On the first floor, an internal balcony overlooks the entrance area, off which there are three double bedrooms (master en-suite), and a family bathroom. Stairs continue to a second floor which offers space for a home office. Externally the properties will be rendered block with western red cedar boarding and a natural slate roof with zinc guttering and downpipes. Both dwellings will have off road parking and well-proportioned gardens.

TORRINGTON

Great Torrington offers an excellent range of amenities including a bank, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and a supermarket. The nearby town of Bideford is a c. 10-15-minute drive and offers a wide range of amenities, including further public and private schools and three supermarkets. There are several beaches and coastal villages within approximately a half hour drive including both Instow and the long sandy beach at Westward Ho!

PLANNING

Detailed planning permission ref. 1/1205/2022/FUL was given by Torridge District Council on 9th February 2023, granting consent for the erection of two new detached dwellings at Hatchmoor Road. Copies of the planning approval notice, proposed plans and associated documents are available from the Agents upon request.

UTILITIES

The Agents are advised that SWW have suggested water and sewerage connections are available for the properties – points of connection to be determined and other mains services are available nearby. Interested parties are advised to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

S106/CIL

The Agents understand that there are no S106/CIL contributions applicable to the present planning approval.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300.

METHOD OF SALE

The freehold site is being offered for sale with a Guide Price of £250,000.

WHAT3WORDS

///index.fruits.obvious

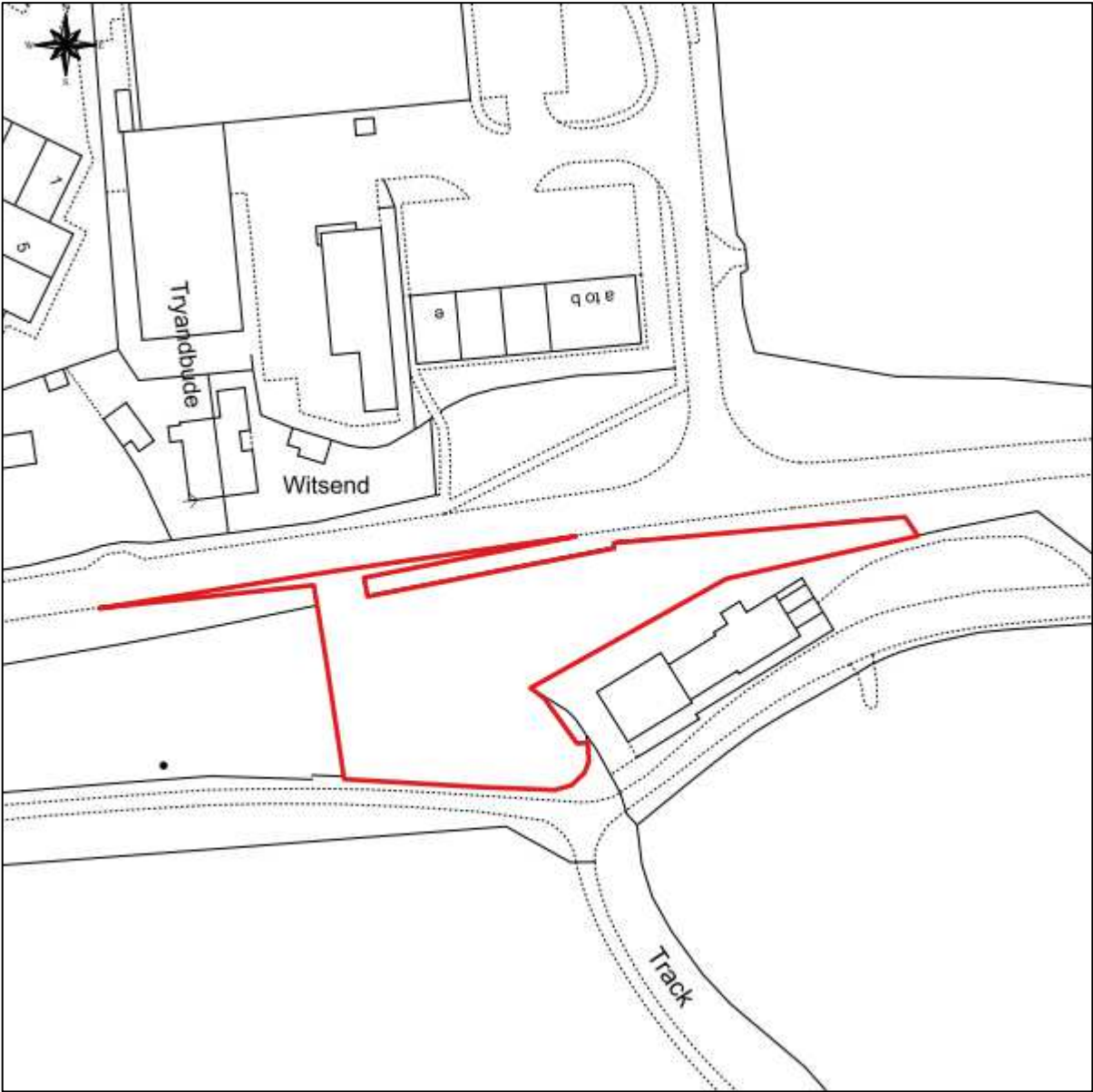
CONTACT

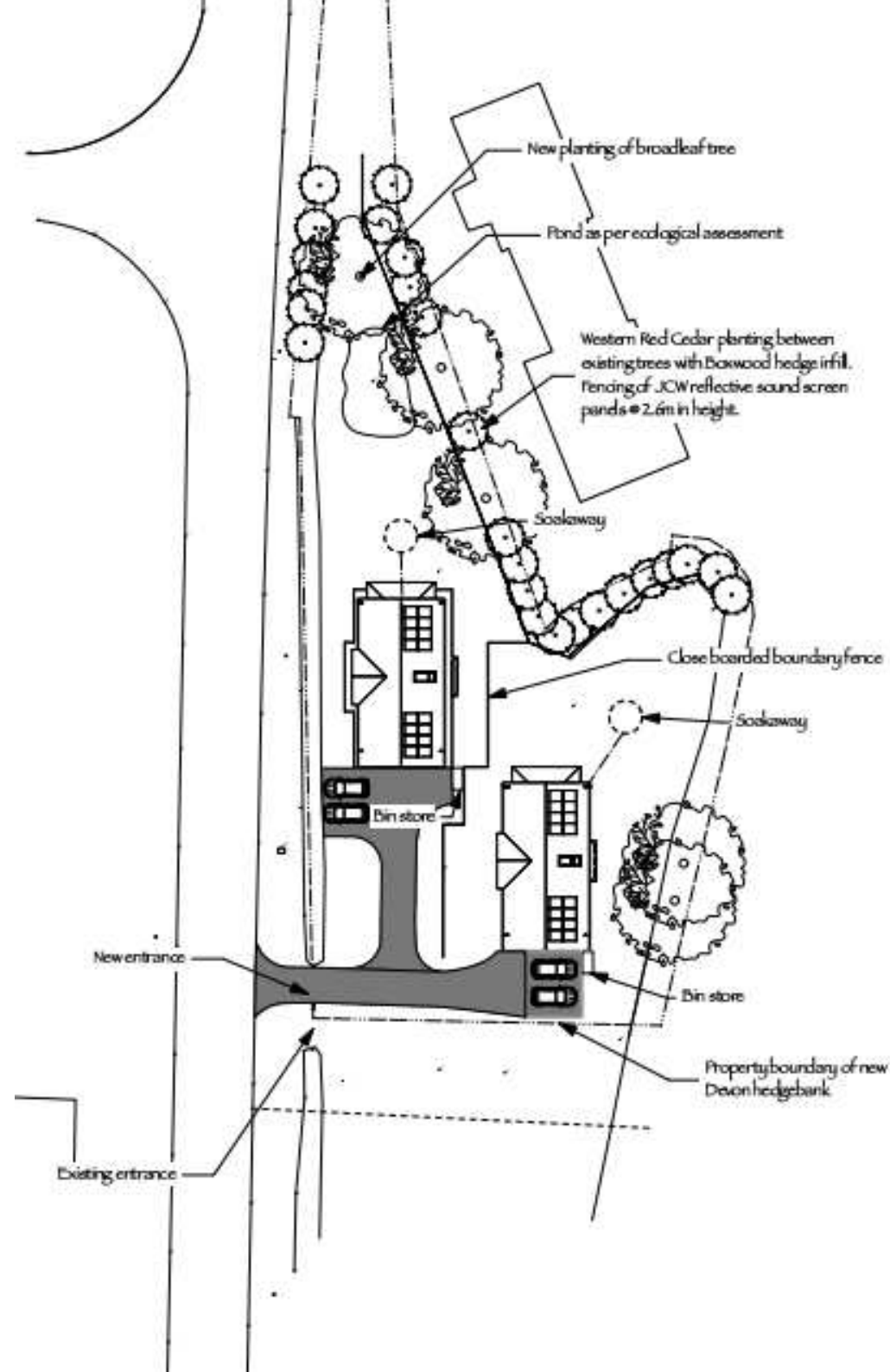


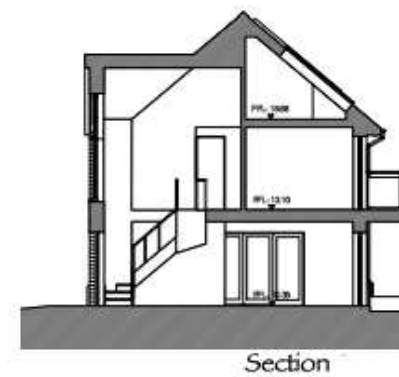
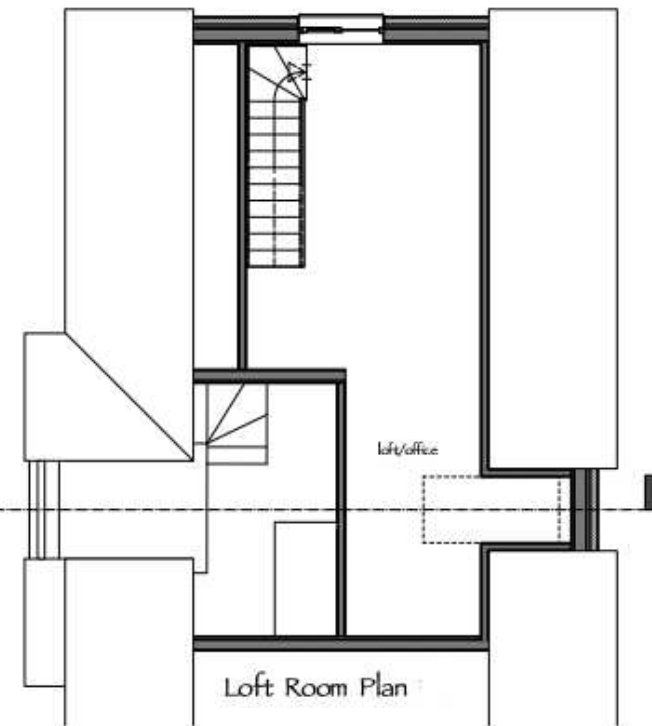
Newcourt Barton,
Clyst Road
Topsham, Exeter, EX3 0DB
Tel. 01392 879300
Email: alex@klp.land

REF: 907/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.









North Elevation



West Elevation



South Elevation



East Elevation



Photo showing part of the site