

12 INDIVIDUAL BUILDING PLOTS FOR DETACHED DWELLINGS

LONG PARK DRIVE, BRADWORTHY, NR HOLSWORTHY, EX22 7FP

- Roads/pavements constructed and services to individual plots
- Planning permission for 4 detached bungalows and 8 detached houses
- Village fringe location with countryside aspect
- Plot prices from £115,000

view from site entrance into Long Park Drive
from Elizabeth Lea Close

KLP
KITCHENER
LAND AND PLANNING

THE PLOTS – EX22 7FP

KLP are delighted working on a joint sole agency basis with Bond Oxborough Phillips Estate Agents, Holsworthy, to offer a choice of level building plots, each we are advised with detailed planning approval. The site roads/pavements have been constructed with services on/adjacent to each plot. The mix comprises 4 x detached bungalows and 8 detached houses. In addition, two proposed dwellings (plots 2 and 3) are designated as affordable to be for discounted open market sale and we are advised will be constructed by the landowners.

The plots are located on the northern fringe of Bradworthy, accessed from Elizabeth Lea Close, with a lovely countryside aspect to the east.

BRADWORTHY, NR HOLSWORTHY

The self-contained village of Bradworthy caters well for its inhabitants with a good range of traditional and local 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.

Neighbouring towns include the coastal resort of Bude, with its sandy surfing beaches, is some 10 miles distant. The port and market town of Bideford some 14 miles and the market town of Holsworthy with its Waitrose supermarket some 7 miles distant. The regional centre of Barnstaple is some 23 miles to the northeast whilst Okehampton and Dartmoor together with the A30 dual carriageway is c. 20 miles to the south east. The Cathedral and University city of Exeter with its national rail and motorway links is some 40 miles.

PROPOSED DWELLING MIX

PLOTS 1&7 - 3 bedroom house, dormer style design, c.126 sqm/1356sqft gross net internal floor area, excluding the garage.

PLOTS 4,5,6,12,13&14 - 4 bedroom house, c 134sqm/1442sqft gross ex garage.

PLOTS 8,9,10&11 - 3 bedroom bungalow, c.172sqm/1851sqft gross ex garage.

PLANNING & TECHNICAL

Our joint sole agents advise that detailed planning permission has been approved for each plot and that all conditions attached to the original planning approvals have been complied with where applicable so far. See Torridge District Council website under Planning Application Nos: 1/0692/2019/REM, 1/1059/2019/FUL and 1/0858/2020/FUL.

The landowners will pay all Section 106 contributions and undertake the construction of the affordable units, plots 2 & 3. CIL is not applicable in TDC area. Building Regulations are required and will be the responsibility of individual buyers. Services are on or immediately adjacent to each plot, no mains gas is available in Bradworthy. Mains drainage is via a private pumping station/management company.

A planning information pack is available upon request via a drop box link.

METHOD OF SALE

The freehold of each plot is offered for sale by Private Treaty. Guide Prices:

Plot 1 - £135,000	Plot 4 - £115,000	Plot 5 - £115,000	Plot 6 - £115,000
Plot 7 - £135,000	Plot 8 - £155,000	Plot 9 - SSTC	Plot 10 - SSTC
Plot 11 - £145,000	Plot 12 - £120,000	Plot 13 - £120,000	Plot 14 - £120,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300.

CONTACT – DARRYL HENDLEY – REF: 812/DH/R3

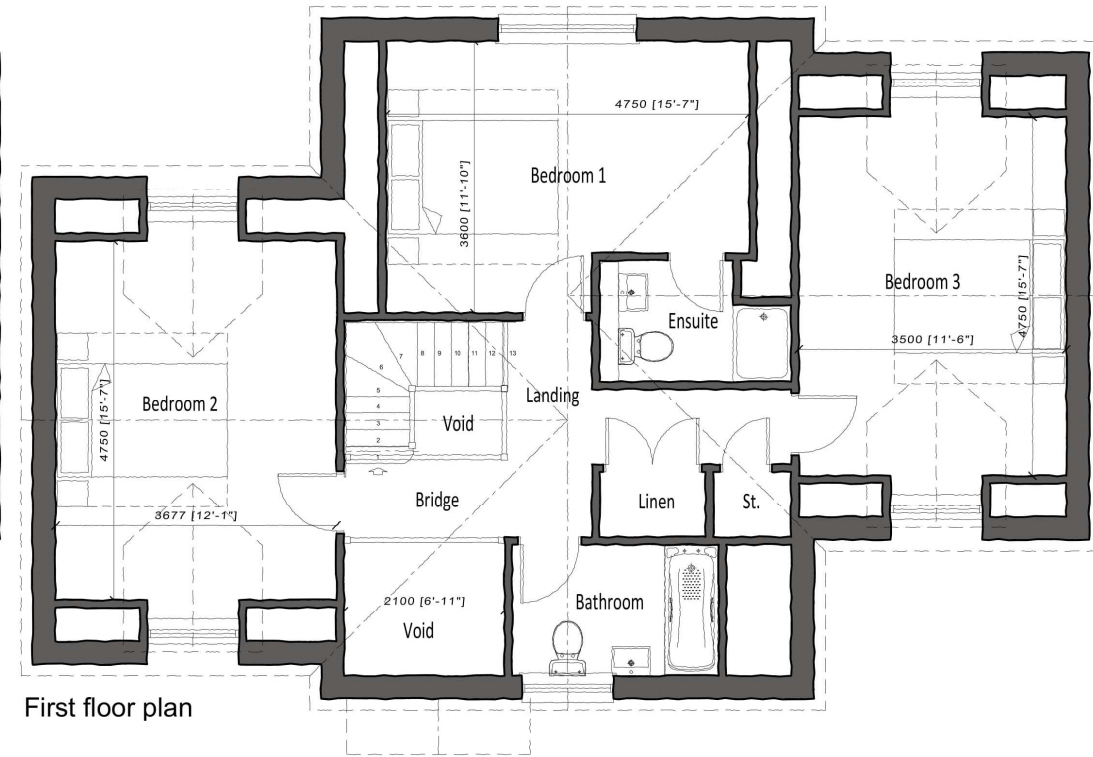
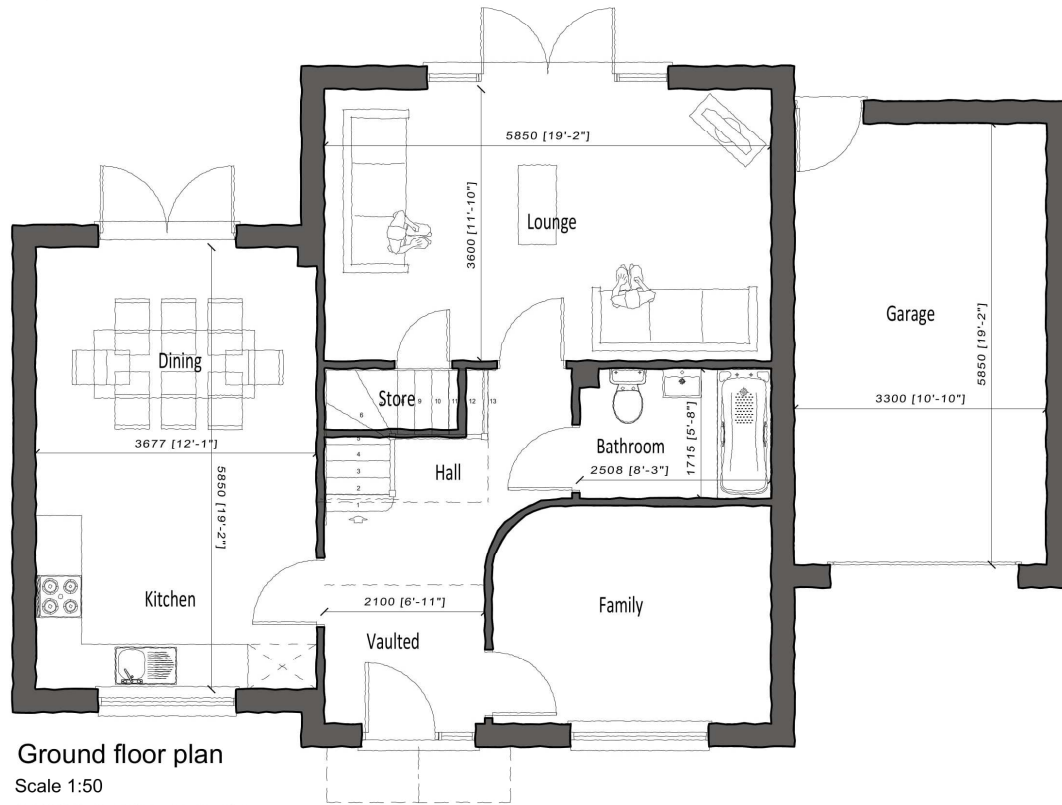


Newcourt Barton, Clyst Road,
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300 or 07850 275265



SITE PLAN - NOT TO SCALE





Front elevation

Side elevation x 2

Rear elevation

Scale 1:100

PROPOSED DWELLING FOR PLOTS 1 & 7 (PLOT 7 AS SHOWN, PLOT 1 IS HANDED)



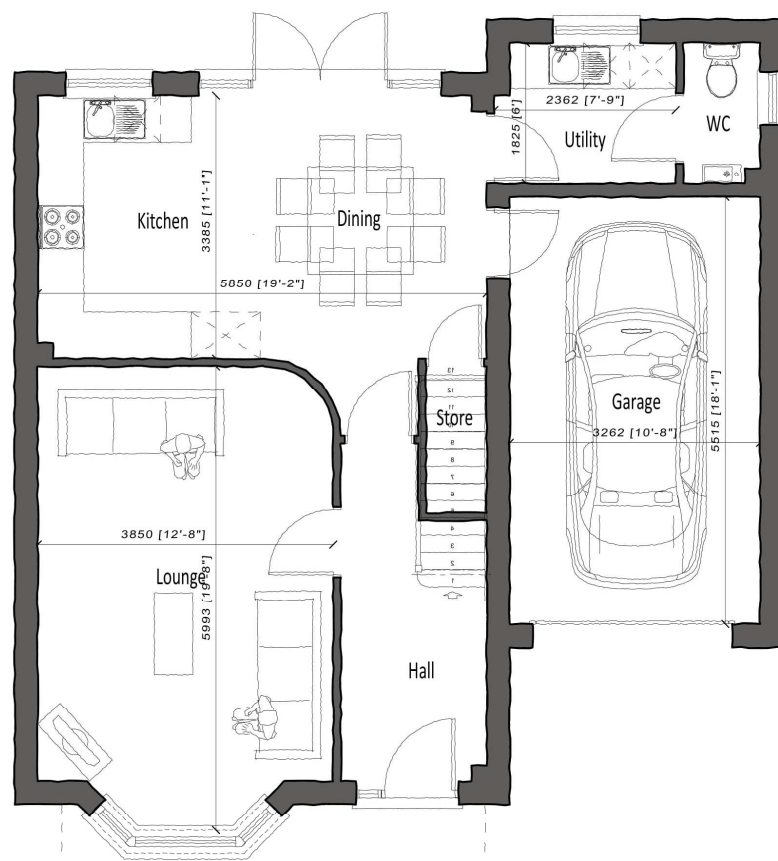
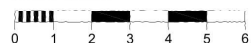
Front elevation

Side elevation

Rear elevation

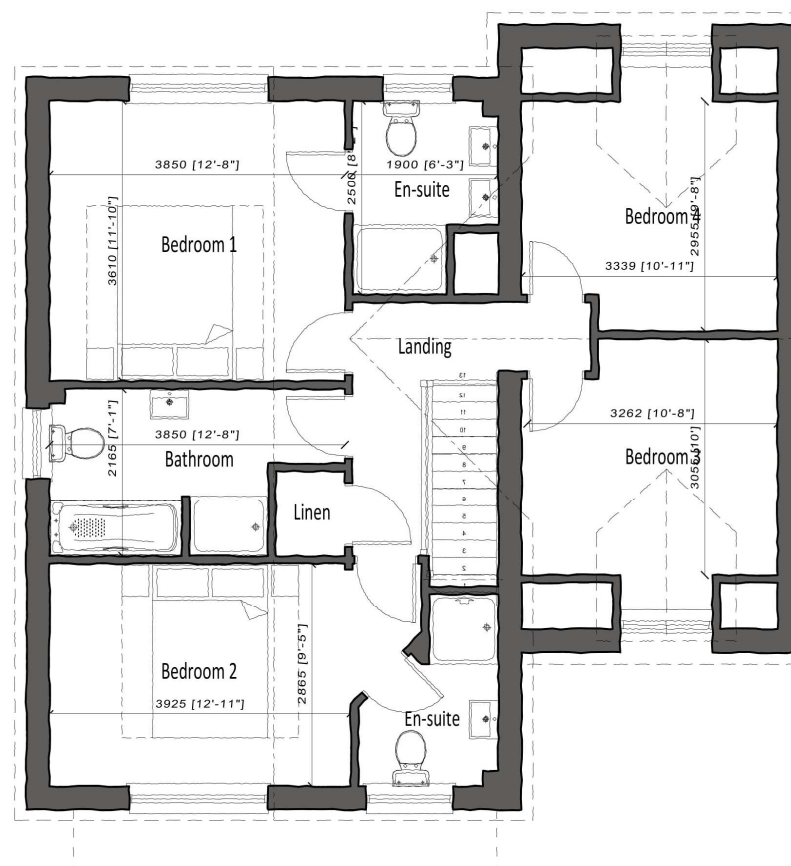
Side elevation

Scale 1:100



Ground floor plan

Scale 1:50



First floor plan

PROPOSED DWELLING FOR PLOTS 5,6,12,13&14 AS SHOWN. ALSO PLOT 4, SAME DESIGN BUT HANDED



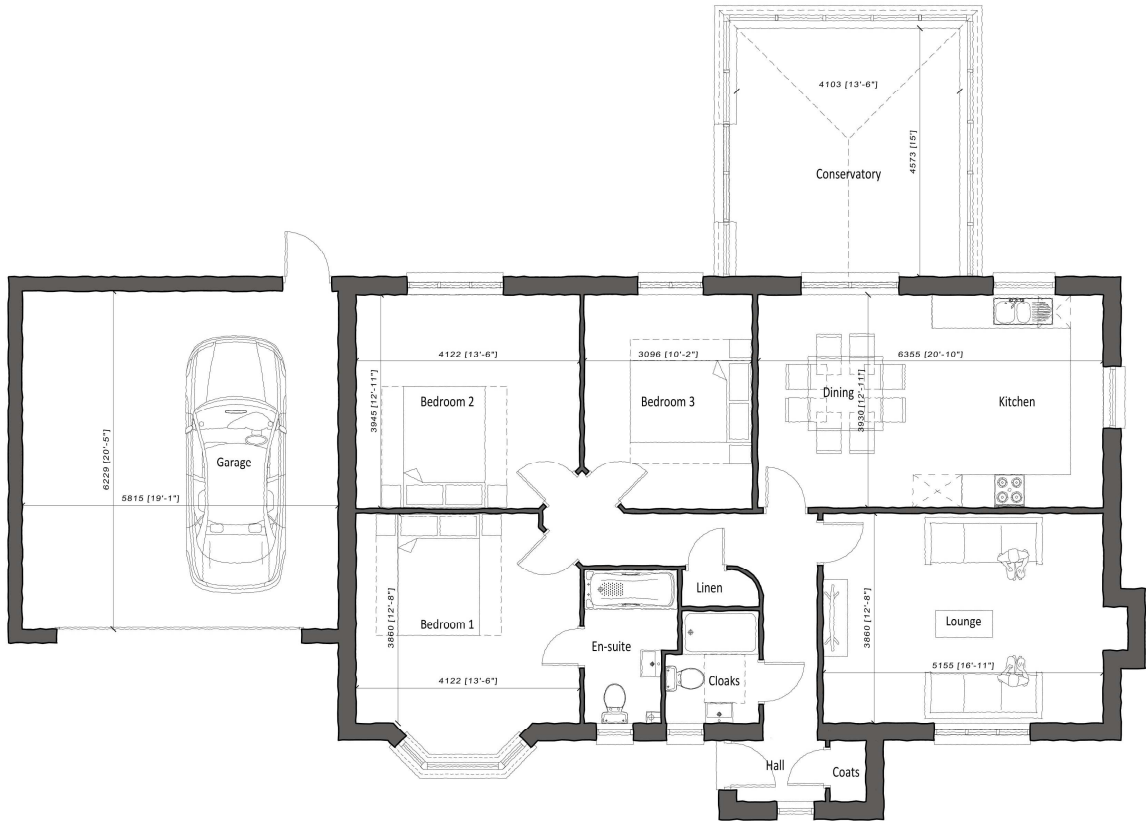
Front elevation
Scale 1:100

Side elevation

Rear elevation



Side elevation



Proposed floor plan
Scale 1:50

PROPOSED DWELLING FOR PLOTS 8,9&10 AS SHOWN, ALSO PLOT 11, SAME DESIGN WITH A SINGLE GARAGE

