

STUNNING SINGLE BUILDING PLOT SET IN c.2.23 ACRES/0.9 HECTARES
LAND AT HIGHER MILLFIELD MILL ROAD BRADWORTHY
NR HOLSWORTHY DEVON EX22 7RT

- Planning permission for a detached 3 bedroom bungalow ref 1/0988/2021/FUL
- Comprises two meadows with a gentle fall from north to south
- Village fringe location with countryside aspect
- Guide Price £350,000

view from inside plot looking north

THE PLOT – EX22 7RT

KLP are delighted to be working on a joint sole agency basis with Bond Oxborough Phillips Estate Agents, Holsworthy, to offer this stunning single building plot with planning permission for a 3 bedroom detached bungalow. The land area in total extends to c.2.23 acres/0.9 hectares and comprises two meadows (edged red and blue on the location plan below) separated by an established hedgerow, the land has a gentle fall from the existing access north to south. The approved bungalow dwelling (see below) extends to c.1851sqft/172sqm and is proposed to be located adjacent to Mill Road at the northern end of the land for sale, as shown on the site layout plan below.

The plot is located on the western fringe of Bradworthy, accessed from Mill Road and offers a lovely countryside aspect to the south.

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 safe 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 north east whilst Okehampton and Dartmoor together with the A30 dual carriageway is some 20 miles distant to the south east. The Cathedral and University city of Exeter with its national rail and motorway links is some 40 miles.

PLANNING & TECHNICAL

Torridge District Council granted Planning Permission under application 1/0988/2021/FUL dated 12 November 2021 for the erection of 1 dwelling and associated works, land off Mill Road, Bradworthy, Devon.

No Section 106 Agreement is applicable to this planning permission. No Community Infrastructure Levy (CIL) is applicable in this instance, Torridge District Council is not a CIL charging authority.

We are advised that services investigations re South West Water and Western Power have been undertaken. We understand that foul drainage will be via a private system.

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

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty.

Guide Price £350,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

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

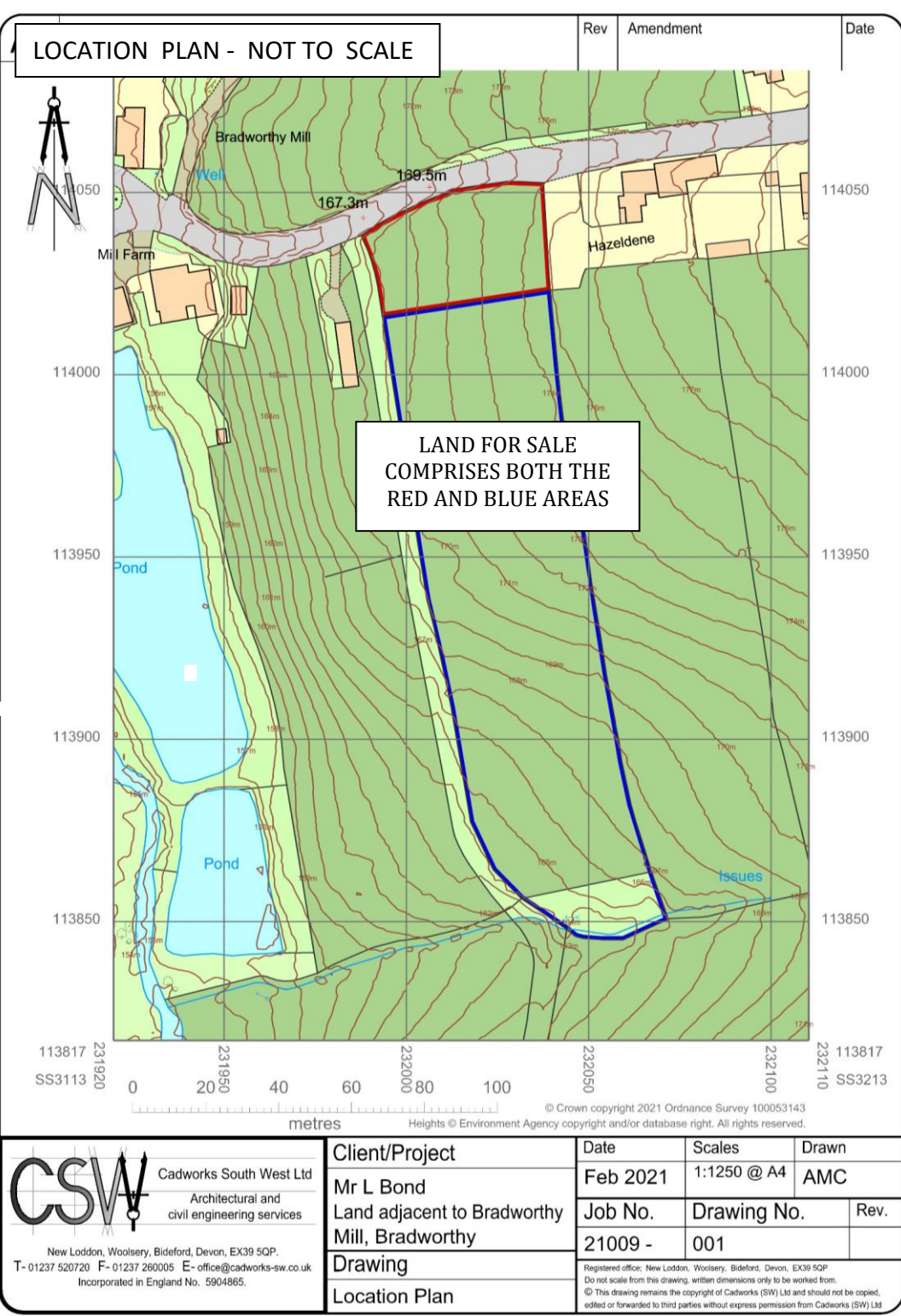
CONTACT – Darryl Hendley

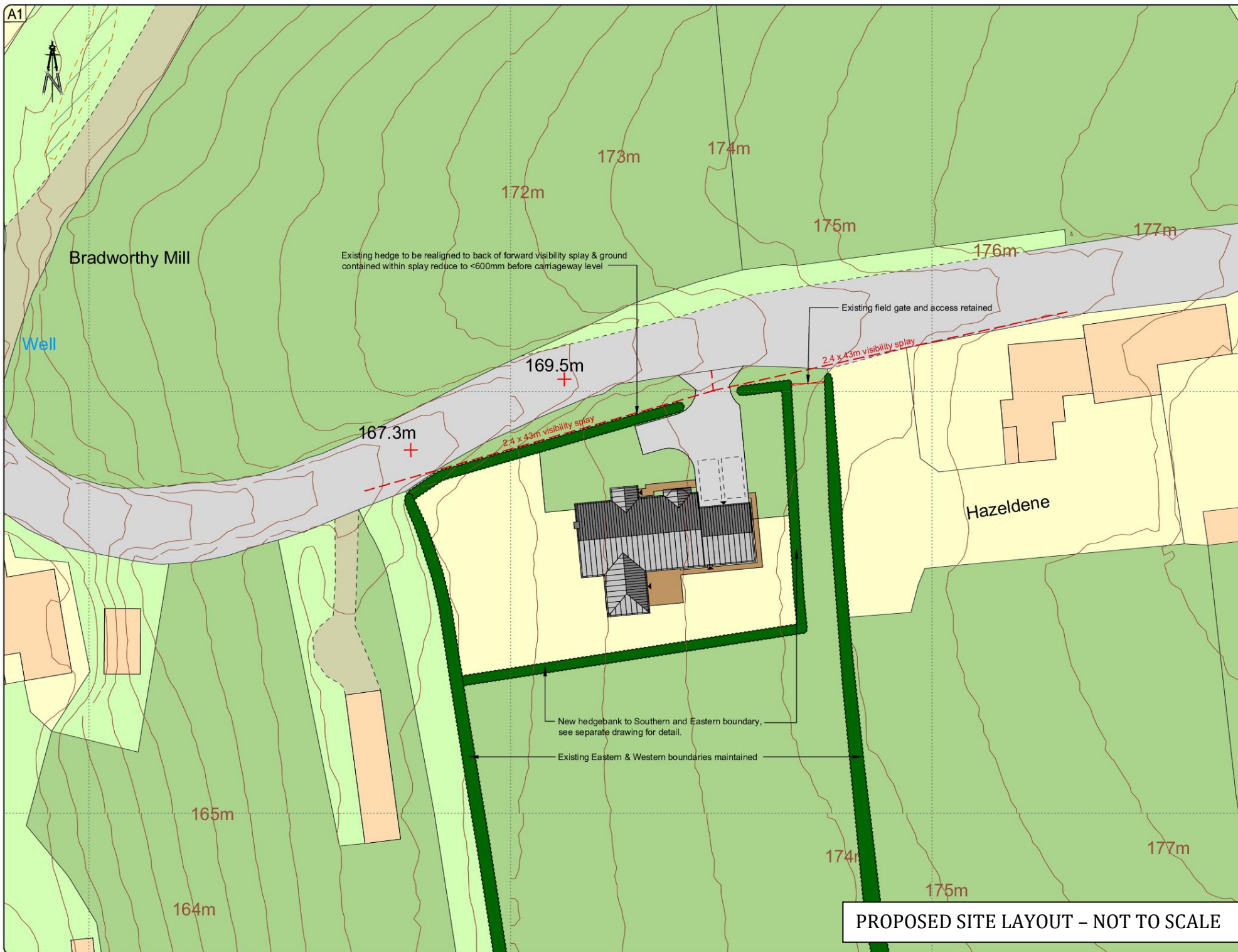


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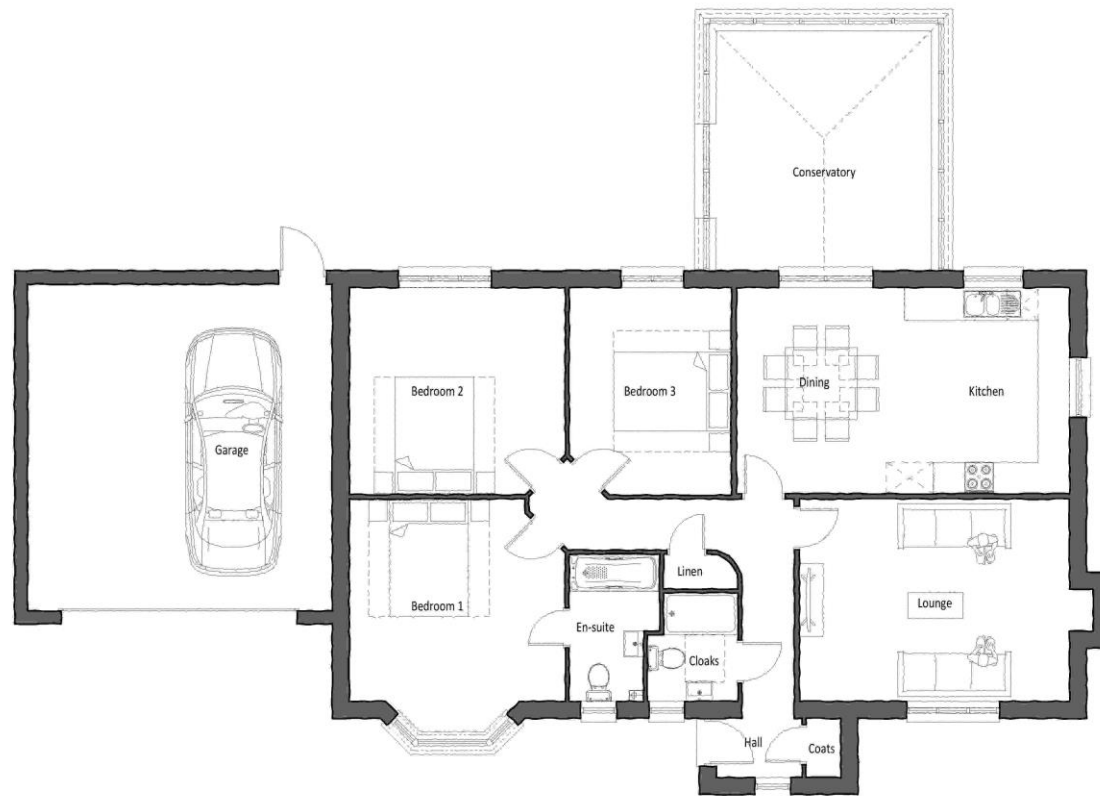
Front elevation

Scale 1:100



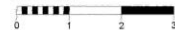
Side elevation

Rear elevation



Proposed floor plan

Scale 1:50



Side elevation

PROPOSED FLOOR PLANS AND ELEVATIONS – NOT TO SCALE

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Client/Project Mr L. Bond Land adjacent to Bradworthy Mill, Bradworthy		
Drawing Proposed dwelling floor plan & elevations		
Date	Scales	Drawn
Feb 2021	As Shown @ A1	AMC
Job No.	Drawing No.	Rev.
21009 -	003	
Registered office: New Station, Wexham, Bedford, Bucks. MK36 5DP On not scale from this drawing, unless otherwise noted in the schedule here. © This drawing contains the copyright of Cadworks (UK) Ltd and should not be copied, altered or reproduced in any way without the prior written consent of Cadworks South West Ltd.		



VIEW FROM EXISTING ACCESS TO THE SOUTH



VIEW ACROSS LOWER MEADOW



VIEW OF WOODS INSIDE SOUTH BOUNDARY

