

DEVELOPMENT SITE FOR 2 DWELLINGS, CHILSWORTH EX22 7JQ

- Outline Planning Permission (1/0680/2018/OUT) for 2 new dwellings
- Site extends to c. 0.14 ha / 0.35 acres
- Edge of village location
- Guide Price £220,000

THE SITE – EX22 7JQ

This residential development site, which extends to c. 0.14 ha / 0.35 acres is situated to the northern edge of the village of Chilsworthy and offers outline planning approval for the construction of up to 2 new dwellings. The approval (ref. 1/0680/2018/OUT) reserves all matters for future consideration, but a further planning application (ref. 1/1174/2019/FUL) approves a new vehicular access to serve the development from the adjacent highway (see plan overleaf). The design and scale of the new properties is a reserved matter for further determination, although from the indicative site plan the Agents envisage detached two storey houses with a gross internal floor area extending to c. 150sqm plus garage. The land has currently been used as garden and a paddock and is bounded by fencing, hedging and vegetation.

CHILSWORTHY

Chilsworthy is a small village situated in the heart of the wonderful rural West Devon countryside and not far from the Cornish border. It is located approximately 2 miles to the north of the old market town of Holsworthy and only circa 9 miles to the west is the coastal town of Bude. Okehampton is approximately 20 miles to the south east with access to the A30 to Exeter (c. 44 miles from the village). The North Cornish coastline is approximately 20 minutes drive from the site.

METHOD OF SALE

Offers are invited for this freehold site from a Guide Price of £220,000.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the site.

PLANNING

Outline planning application ref. 1/0680/2018/OUT was approved by Torridge District Council on the 26th October 2018 granting consent for an “Outline application for up to two dwellings, with all matters reserved”. KLP are advised that there are no S106 or CIL contributions applicable to the above planning approval. A further planning application ref. 1/1174/2019/FUL for the ‘Creation of a new vehicular access’ was approved on the 19th February 2020. Copies of the various plans and planning permissions are held on file by the agents and are available by email upon request or via our website for registered applicants.

SERVICES

KLP are advised that mains electricity and mains water are available nearby (both serve the adjacent dwelling West Villa). It is proposed the new dwellings will connect to a private drainage system and surface water disposal will be via soakaways (percolation tests have been undertaken). There is no mains gas connection available nearby.

DIRECTIONS

From Holsworthy proceed on the A3072 Bude road and on the edge of Holsworthy turn right signed Chilsworthy. Follow this road and proceed through the village, and as you are just leaving the village of Chilsworthy the site will be found on the right hand side, adjacent to a property named ‘West Villa’.

CONTACT



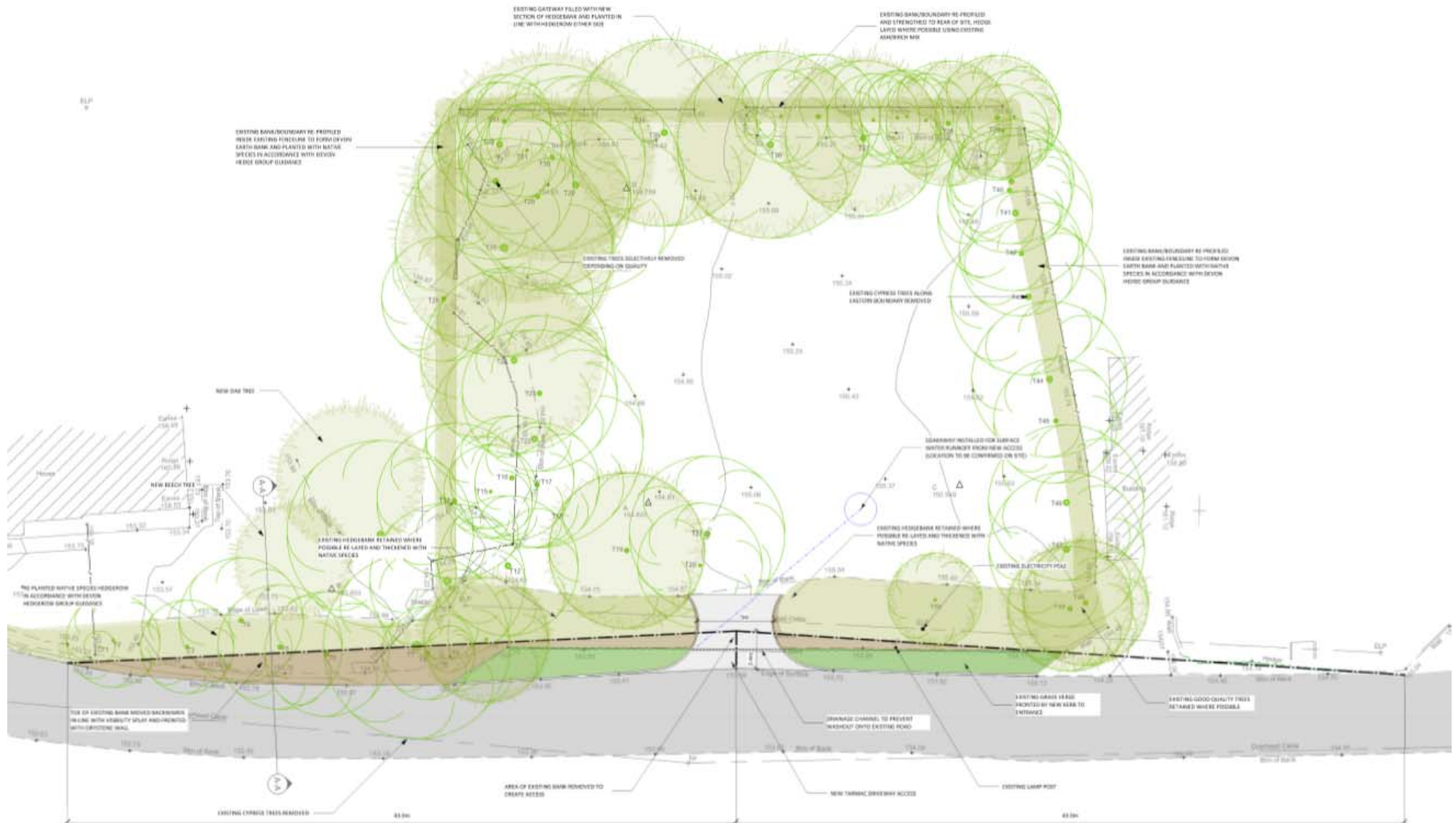
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 568/AM

Indicative site layout plan (not to scale) showing original access to north – now replaced with a new vehicular access to the south (see plan overleaf)



Approved new vehicular access to south of the site (not to scale)





Photos showing various views across the site