

PLOT 9 - BUILDING PLOT FOR DETACHED BUNGALOW

LONG PARK DRIVE BRADWORTHY NR HOLSWORTHY EX22 7FP

- Plot 9 – Planning Permission for a 3 bedroom detached bungalow
- Site roads/pavements constructed and available services connected
- Site comprises 14 dwellings in total
- Village fringe location with countryside aspect
- Guide Price £155,000

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

PLOT 9 – EX22 7FP

KLP are delighted working on a joint sole agency basis with Bond Oxborough Phillips Estate Agents, Holsworthy, to offer this level building plot (one of 14 on the site) which has detailed planning permission for a 3 bedroom detached bungalow c.170.25sqm/1,832.50 sqft, see drawings below.

The main site roads/pavements have been constructed and we are advised available services are on the plot and connected. The private drive to serve plot 9 (and also plots 8 & 10) has not yet been constructed.

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 to the east.

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. We are advised that available services are on the plot and connected although please note that mains gas is not 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 Plot 9 is offered for sale by Private Treaty.

Guide Price £155,000

Further details re the other For Sale plots on the site are available on request.

VIEWING – STRICTLY BY APPOINTMENT ONLY

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

CONTACT – DARRYL HENDLEY – REF: 812/DH/R1



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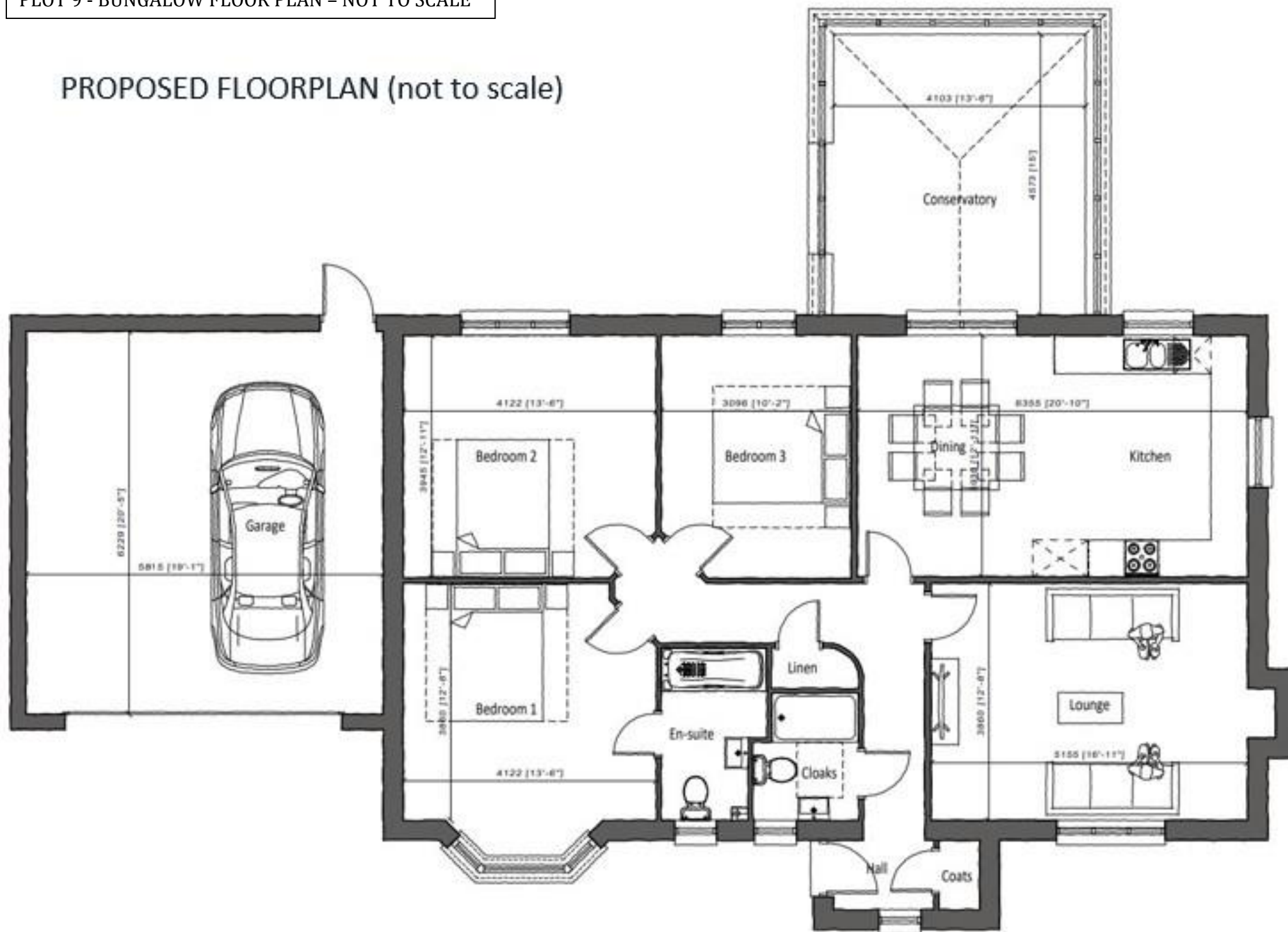


SITE PLAN - NOT TO SCALE



PLOT 9 HIGHLIGHTED IN ORANGE

PROPOSED FLOORPLAN (not to scale)



PLOT 9 - FRONT AND REAR ELEVATIONS – NOT TO SCALE



