

SUPERB BUILDING PLOT FOR A SUBSTANTIAL HOUSE IN c. 4 ACRES, Nr BRADWORTHY, DEVON



- Detailed planning approval ref. 1/0317/2023/FUL
- Total site extends to c. 1.56 ha / 3.85 acres
- Proposed new house of c. 403sqm (4338sqft)
- Guide Price £300,000

PLOT AT 'HORTON FARM BARN' – EX22 7RB

KLP are delighted to offer for sale this superb development opportunity located a short distance to the north of Bradworthy in Devon and only c. 20 mins from Bude by car. The plot offers buyers an increasingly rare opportunity to build a spacious, modern family home set in expansive grounds which extend to c. 3.85 acres (1.56 ha). Of particular note to interested parties is that the vendors have already installed a well specified static home on site, along with a workshop, solar panel array with battery storage, greenhouse and further outbuildings, as well as a new private treatment system and mains water supply – making it an ideal opportunity for self-builders seeking to reside on site during a build.

Detailed planning permission was granted in September 2023 for the construction of a new replacement dwelling, triple detached garage and outbuildings. The approved new dwelling will replace the large agricultural building currently on the site, with a proposed footprint similar to that of the barn but with the new house re-sited c. 2m to the south, away from the shared access lane.

The main entrance to the new house is on the west facing elevation, opposite the proposed garage and the parking area. A cloakroom, office and utility are planned off from the main entrance corridor which leads to the large open plan kitchen / living room area. First floor accommodation comprises four large bedrooms, each with en-suites. The gross internal floor area of the new house is shown to extend to c. 403sqm (4338sqft).

BRADWORTHY

The plot is located c. 3 miles to the north of Bradworthy, which is a delightful village offering a good range of local shops and amenities,

including a butchers, post office, general store, doctor's surgery, bowling green, garages, popular pub, social club, and a well-supported village hall where many activities take place. There is also the well-respected Bradworthy Primary Academy with its Pre-School facilities. Welcombe Mouth beach is only 8 miles away. Neighbouring towns include the coastal resort of Bude (c. 10 miles) with its safe sandy surfing beaches, the port and market town of Bideford (c. 14 miles) and the market town of Holsworthy with its Waitrose supermarket (c. 7 miles). The regional and North Devon centre of Barnstaple is c. 23 miles whilst Okehampton and Dartmoor together with the A30 dual carriageway is c. 20 miles. The Cathedral and University city of Exeter with its intercity rail and motorway links is c. 40 miles.

METHOD OF SALE

The freehold plot is offered for sale by private treaty with a Guide Price of £300,000.

PLANNING

Detailed planning approval was granted on 1st September 2023 under application ref. 1/0317/2023/FUL for the "Part-Retrospective erection of replacement dwelling, garage, shed and greenhouse and associated works." This approval was preceded by another planning approval (Ref. 1/0481/2022/FUL for the conversion of an agricultural building to 1 residential dwelling. Copies of the planning documents are available electronically in a planning and technical information pack which can be requested from KLP.

S106 & CIL

The Agents are advised that there are no S106 or CIL charges applicable to the approved planning permission.

UTILITY SERVICES

The Agents are advised that a new private drainage system has recently been installed on the site in preparation for connection to the proposed dwelling, along with a mains water supply. Electricity supply is currently provided via a 24 panel solar array and battery storage system which exists on the plot and would be included in a sale. Interested parties should make and rely upon their own enquiries of the relevant services providers prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact KLP to arrange a viewing.

CONTACT



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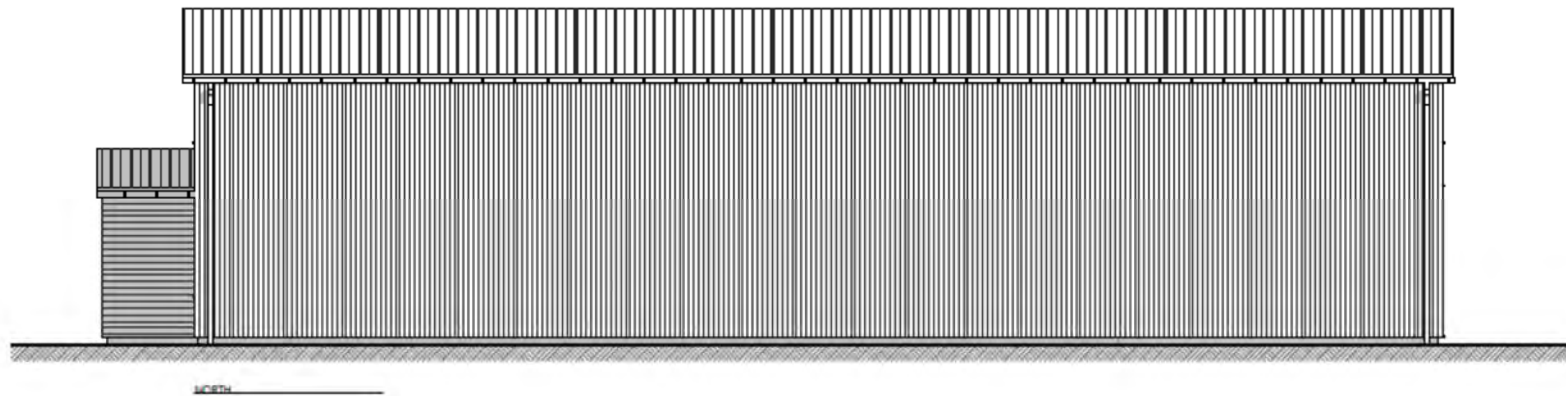
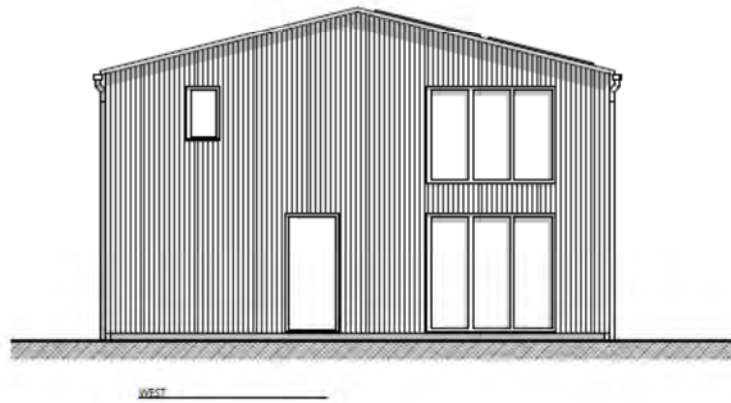
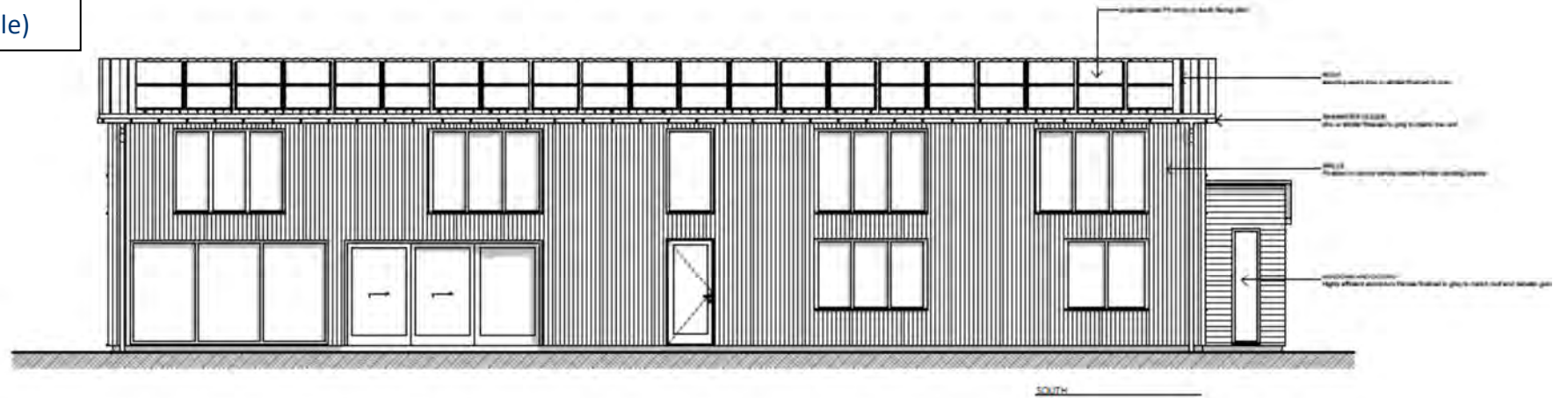
Location plan – not to scale



Aerial view over the site (outlined) – noting that the access drive is in shared ownership.

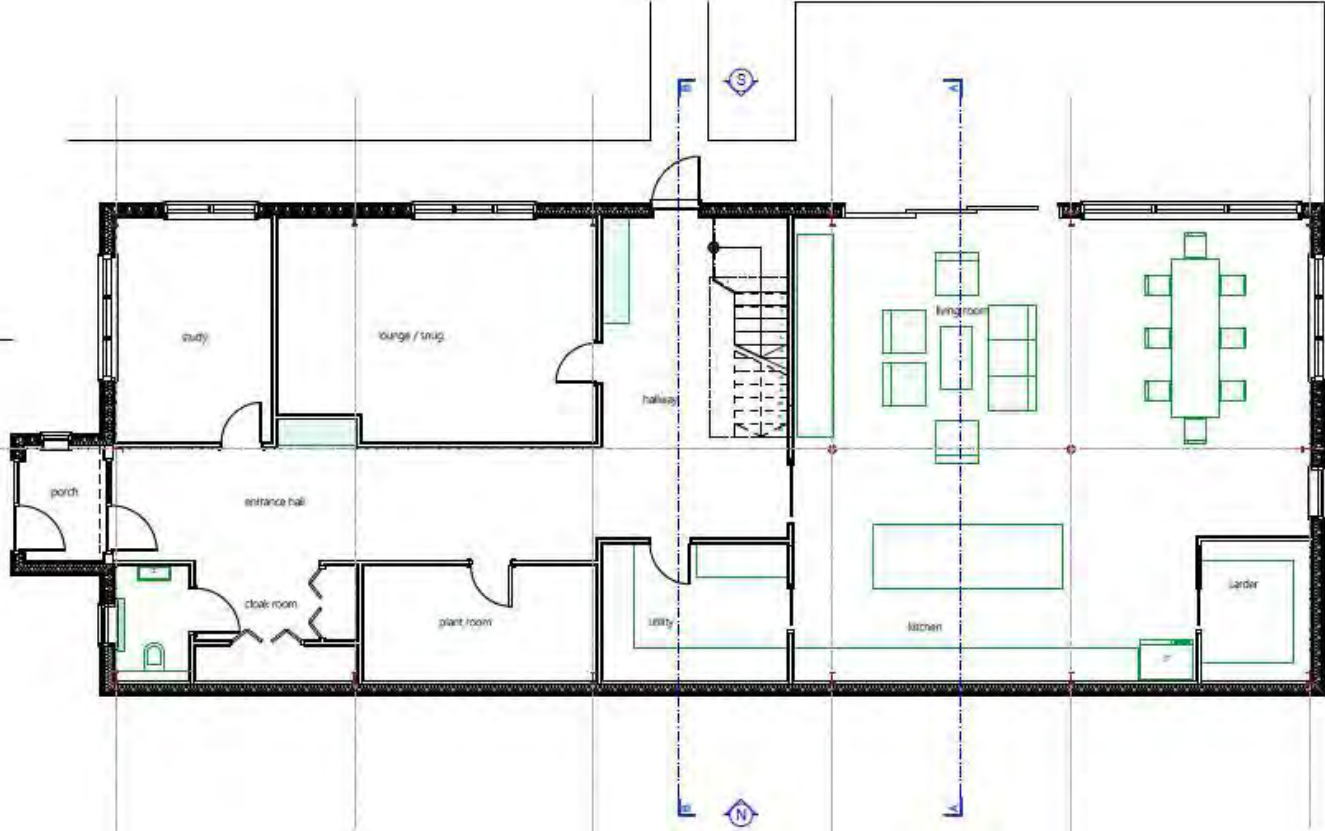


Proposed elevations
of the approved new
house (not to scale)

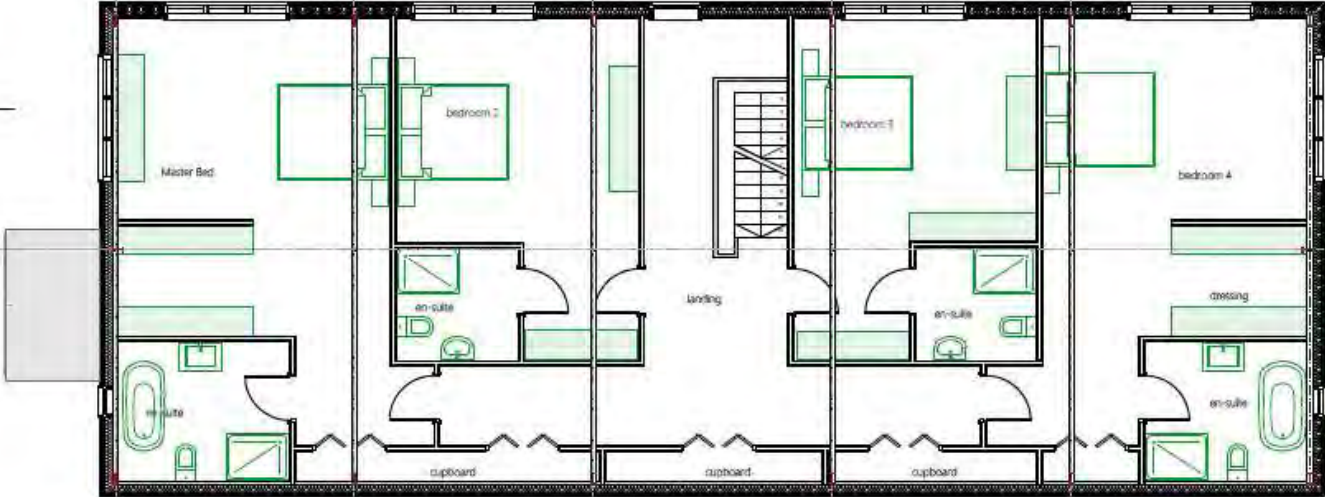


Proposed floor plans
of the new house (not
to scale)

GROUND FLOOR



FIRST FLOOR



View over part of the site showing greenhouse, workshop, existing barn for demolition and the static home and storage container bevond.





Photos (from top left clockwise) showing: Existing solar panel array to be included in the sale, view across part of the land facing southwest, View of the existing static home, View of part of the site showing static home & barn for demolition.



Aerial view of the site – approximate boundaries outlined in white (noting access drive is in shared ownership)