

# SITE FOR 2 DETACHED DWELLINGS CHAPEL STREET, HOLSWORTHY, EX22 6BP



- Outline Planning Permission
- Approx. 0.15 acres
- Offers invited in the Region of £100,000

*View of the site from the south east*

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## THE SITE – EX22 6BP

An opportunity to acquire a development site with the benefit of outline planning permission (Ref.1/0546/2015/OUT) for 2 dwellings within close proximity to the centre of this popular market town. The site has been used until recently as allotment gardens for local residents but is now vacant and sits above the level of the road and pavement and extends to approximately 0.15 acres. To the side and the rear of the site is the recent residential development by Cavanna Homes on the former cattle market site.

## HOLSWORTHY

Holsworthy is a traditional North Devon market town on the Devon Cornwall border. It offers a taste of country life with a weekly cattle market and a bustling pannier market every Wednesday, when stalls take over the Market Square. There are also a variety of small shops clustered around the square, and there are several inns, cafés and tea rooms nearby as well as the Holsworthy museum just off market square. This museum features displays about an era of bygone rural life. Out of town, there is the beautiful rural landscape to explore with numerous footpaths and cycle paths and further afield there is the rugged coastline of the Hartland peninsula to discover along with the sandy beaches of Bude and Widemouth Bay to enjoy.

## PLANNING

Torrige District Council granted outline planning permission (Ref. 1/0546/2015/OUT) for 2 dwellings, garages and parking on land at Chapel Street, Holsworthy on 7th September 2016. Copies of the plans and planning permission are available from the vendor's joint sole agents upon request or via Torrige District Council's website – click on the link below:  
<https://publicaccess.torrige.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> .

## METHOD OF SALE

Offers are invited in the region of £100,000 for the freehold land.

## SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers. However, a detailed report has been undertaken by Nigel Smith of Teign Consult regarding the potential Foul and Surface Water drainage schemes and estimated costs for the site and the report is held on file by the agents.

## VIEWING

At any reasonable time, but in the first instance please contact the vendors joint sole agents.

## AGENTS NOTE

The architect, John Woodward, is happy to discuss either the reserved matters application for two dwellings or to look at an alternative design for two-storey dwellings. Although this would require discussions with the Council, if agreement could be reached it may be beneficial to make a fresh detailed application rather than the Reserved Matters application.

John can be contacted at:

Woodward Smith Architects : 6 Tuly Street, Barnstaple, Devon, EX31 1DH

Tel: 01271 379050

Email: [enquiries@woodward-smith.co.uk](mailto:enquiries@woodward-smith.co.uk)

## JOINT SOLE AGENTS CONTACT DETAILS:



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300



Albion House, 4 High Street

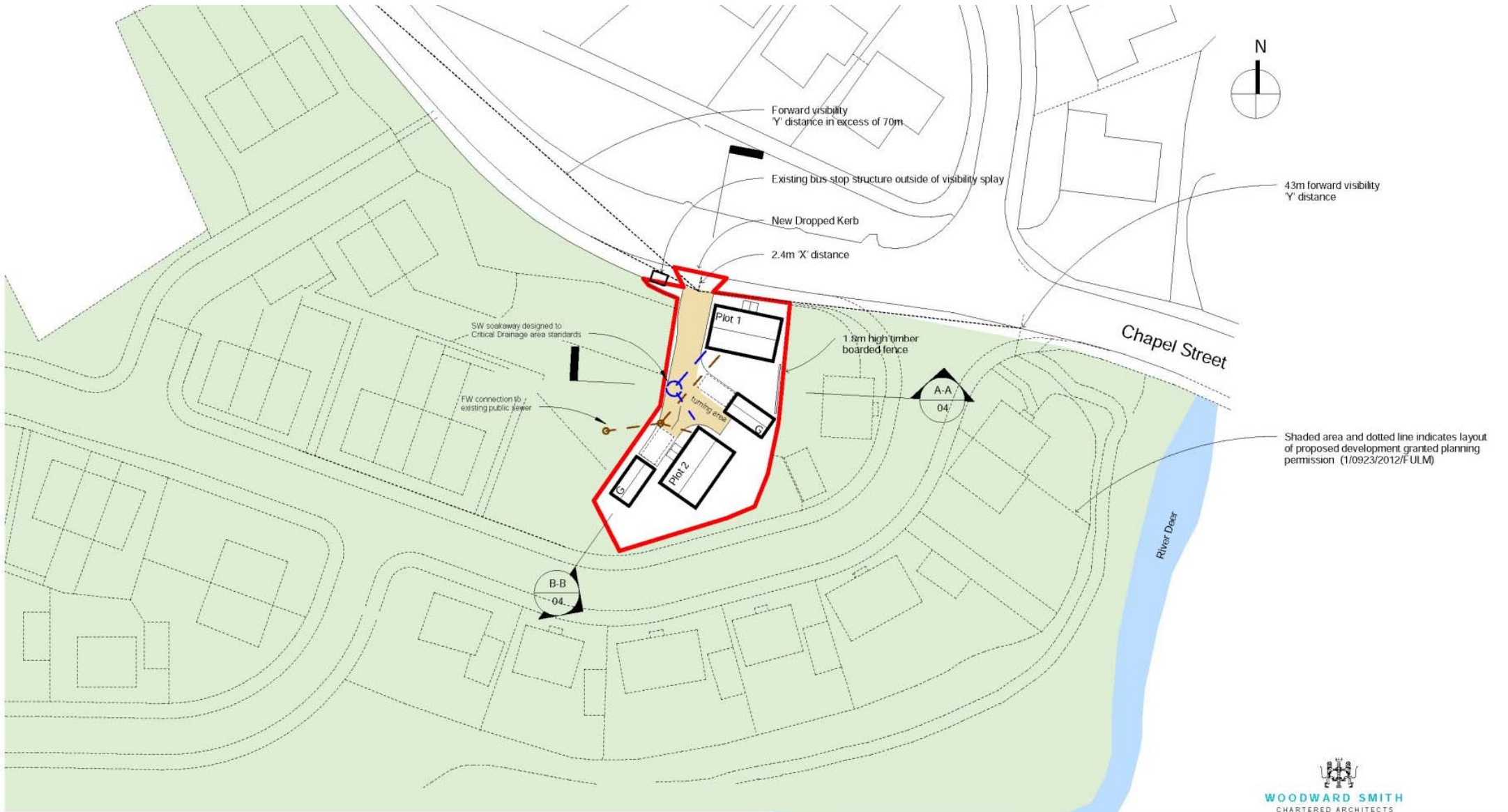
Holsworthy, EX22 6EL

E: [holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

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# Illustrative Site Layout Plan with the Cavanna Homes Development shown in Green shading (not to scale)



### Revision Schedule

Revision Number	Revision Date	Revision Description
C	03.05.16	Site Sections
B	28.10.15	Garages added. Trees have been removed from site
A	11.05.15	Garages Removed

### Proposed Residential Development

at  
Chapel Street  
Holsworthy  
Devon

for  
**Mr S Kingsley**

Master Plan\_Proposed

Drawn by AGJW Checked by JW Scale 1:500 Paper Size A3

Scale Bar: 1:100, 1:200, 1m, 1m

Drawing number **K108 14 03 C**



View of the northern site boundary from Chapel Street



Southern site boundary



View of the western site boundary (trees and hedge) from the Cavanna Homes development access road