

10 INDIVIDUAL BUILDING PLOTS FOR DETACHED DWELLINGS

SUTCOMBE NR HOLSWORTHY DEVON EX22 7PW



- Mix of dwelling designs - 4 x 3 bedroom, 3 x 4 bedroom, 3 x 5 bedroom
- Plot sizes from c.195sqm (0.05 acres), services connections to plot boundaries
- Guide Prices from £75,000

KLP
KITCHENER
LAND AND PLANNING

view across site to the south - white line denotes approximate site boundary

THE PLOTS – EX22 7PW

KLP are delighted to offer for sale these 10 individual building plots for detached dwellings, located on the south fringe of the village adjacent to fields and offering beautiful open countryside views to the east and south. The land slopes very gently to the east and south for the majority of the site, falling away a little more as you approach the east boundary beyond which is a field and woodland. To the north is a small fairly recent residential development.

The access and part of the site road have been cut through the turf in readiness for the commencement on site of further highway works prior to building commencing on the discounted market sales housing (Plot 2 and Plot 3), which will be constructed by the Vendor.

The Vendor will discharge all pre recommencement conditions and undertake all works applicable to the whole site.

We are advised that all plots will be serviced with connection points on each plot boundary.

The approved layout shows a contemporary designed scheme utilising we understand wood cladding, stonework and some render, comprising a mix of, 4 x 3 bedroom houses, 3 x 4 bedroom house and 3 x 5 bedroom houses.

Square metre measurements as supplied by the Vendor (see brochure p.7) as follows:

Plot 1 - 3 bedroom detached house no garage – c. 103 sqm – plot area c. 195 sqm (0.05 acres)
Plot 4 - 3 bedroom detached house incl garage – c. 118 sqm – plot area c. 305 sqm (0.08 acres)
Plot 5 - 3 bedroom detached house incl garage – c. 118 sqm – plot area c. 280 sqm (0.07 acres)
Plot 6 - 5 bedroom detached house incl garage – c. 226 sqm – plot area c. 1115 sqm (0.28 acres)
Plot 7 - 5 bedroom detached house incl garage – c. 302 sqm – plot area c. 700 sqm (0.17 acres)
Plot 8 - 5 bedroom detached house incl garage – c. 290 sqm – plot area c. 785 sqm (0.19 acres)
Plot 9 - 4 bedroom detached house incl garage – c. 173 sqm – plot area c. 445 sqm (0.11 acres)
Plot 10 - 4 bedroom detached house incl garage – c. 173 sqm – plot area c. 400 sqm (0.10 acres)
Plot 11 - 3 bedroom detached house incl garage – c. 118 sqm – plot area c. 280 sqm (0.07 acres)
Plot 12 - 4 bedroom detached house incl garage – c. 173 sqm – plot area c. 480 sqm (0.12 acres)

SUTCOMBE, NR HOLSWORTHY

Sutcombe is a quiet, rural parish in North Devon, located north of Holsworthy. Reflecting its small, compact form, the village does not have a convenience shop or dedicated retail facilities. Instead, residents rely on nearby towns like Bradworthy or Holsworthy for broader commercial services.

Sutcombe preserves essential community amenities like St Andrew's Parish Church, a historic Grade II* listed building. The modern Sutcombe Memorial Hall serves as a social hub, hosting regular activities, groups, and sporting events like badminton within its well-equipped facilities. Surrounded by beautiful rolling hills, the village offers outdoor amenities like picturesque woodland walks right on its doorstep.

PLANNING & TECHNICAL

Torridge District Council (TDC) granted Full Planning Permission dated 13 November 2023 under application reference 1/0274/2022/FULM for residential development for 12 dwellings and associated works (Amended Plans), land adjacent Sutcombe Village Hall, Sutcombe, Devon.

TDC granted Full Planning Permission dated 04 September 2025 for residential development and associated works (Amended Plans) (Variation of condition 2 of planning approval 1/0274/2022/FULM) land adjacent Sutcombe Village Hall, Sutcombe, Devon.

TDC confirmed in their letter dated 15 June 2026 re Discharge of Conditions application reference 1/0106/2025/DIS to Discharge Conditions 4,5,6,10 and 14 of planning approval 1/0427/2025/FULM (drainage, landscaping and ecological management plan, access, highway details and landscaping), that conditions 4,5 & 10 were discharged, 6 & 10 were not discharged and required further details.

Community Infrastructure Levy - TDC does not have a CIL charging schedule.

S106 – The Vendor will pay all S106 contributions and construct the discounted market sales housing units on Plot 2 and Plot 3.

A Management Company will be set up to manage communal areas.

A Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

METHOD OF SALE

The plots are offered for sale by Private Treaty

Guides: Plot 1 £75,000, Plot 4 £100,000, Plot 5 £100,000, Plot 6 £150,000
Plot 7 £150,000, Plot 8 £150,000, Plot 9 £120,000, Plot 10 £120,000
Plot 11 £95,000, Plot 12 £110,000

VIEWING - what3words: pound.brimmed.onions

Viewing by appointment - Please contact the sole agents KLP to arrange



Contact: Darryl Hendley
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300
Mob. 07850 275265

REF: 830/DH/R1

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Site Plan - Not to Scale

F	PLOTS 1-3 REVISED TO BE DETACHED	14.05.25
E	INTERNAL ROAD LAYOUT ADJUSTED FOR SOAKAWAY	17.08.23
D	AFFORDABLE NOTE REMOVED	09.08.23
C	SOAKAWAYS REMOVED PLEASE REFER TO FLOOD RISK ASSESSMENT + DRAINAGE STRATEGY REPORT	11.01.23
B	AFFORDABLE UNITS NOT ADDED TO IDENTIFY	23.06.22
A	MAIN HIGHWAY + ESTATE ROAD REVISED UNIT SIZES + POSITIONS REVISED	14.06.22

CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING. REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED WITHOUT CONSENT FROM GWARCHITECTS LTD

CLIENT
GLOVERS WOOD
DEVELOPMENTS LTD
PROJECT
LAND ADJACENT VILLAGE HALL
Sutcombe
Devon
EX22 7PW

A3

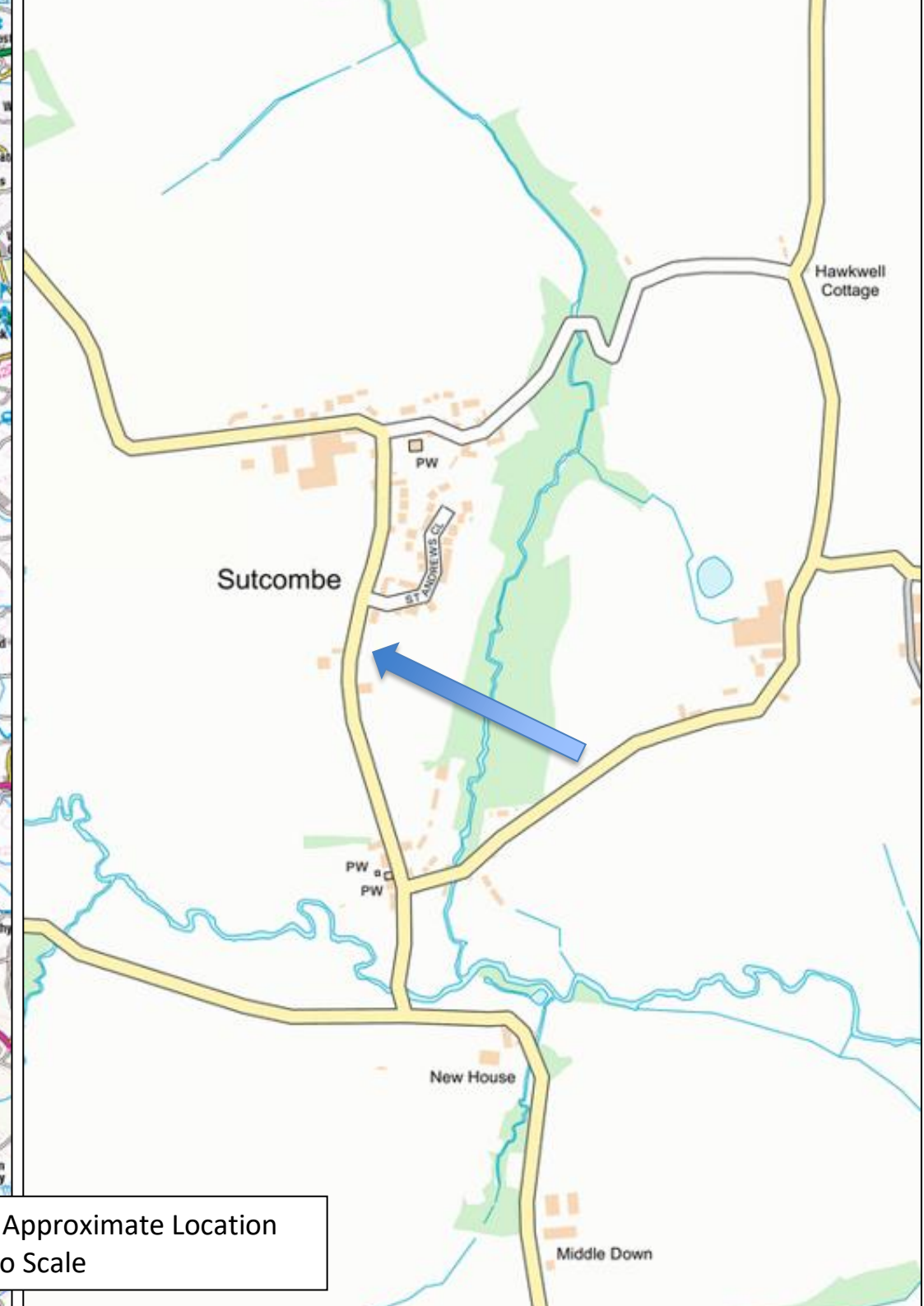
DRAWING TITLE
RESIDENTIAL DEVELOPMENT
Site Plan

SCALE	DATE	STAGE
1:500	February 2022	Planning
JOB AND DRAWING NUMBER	REVISION	
0419 - 02	F	

GW ARCHITECTS LTD
LADFORD MILL SHEBBEAR DEVON EX21 6GY
www.gw-architects.co.uk 01409 281362



computer generated image, illustrative and Not to Scale



Blue Arrows Denote Approximate Location
Not to Scale



communal area adjacent to Plot 1
to facilitate a 3m easement either
side of water main

area adjacent Plot 12- hedge/devon
bank to be moved to enable a
footpath to be constructed

PLOT 1

PLOT 2
vendor to
construct

PLOT 3
vendor to
construct

PLOT 4

PLOT 5

PLOT 6
boundary to be confirmed

PLOT 7
boundary to be confirmed

PLOT 8
boundary to be confirmed

PLOT 12

PLOT 11

PLOT 10

PLOT 9

view over site looking north, white line denotes approximate plot boundaries, final boundary lines to be agreed on the ground



0 25m



Site Plan - Not to Scale
Vendor supplied measurements for plot frontages, plot areas and dwelling sizes including garages (Plot 1 does not have a garage)

