

DEVELOPMENT SITE FOR TWO DWELLINGS

CHAPEL STREET, HOLSWORTHY

- Outline planning approval for two dwellings (1/1040/2022/OUT)
- Site has been levelled & foul drainage connection made
- Guide Price £225,000

View overlooking part of the site

THE SITE – EX22 6BP

This desirable development opportunity, extending to c. 0.14 acres, comprises a site located close to the town centre and benefitting from outline planning approval for the construction of two new dwellings. Although all matters are reserved for future approval in terms of layout, scale, access and design, indicative plans submitted with the outline application show the construction of two new detached dwellings (a 3 and a 4 bedroom townhouse), each with detached garage and off road parking. Interested parties may also wish to consider the development of a single, substantial dwelling on the site (subject to all requisite consents).

HOLSWORTHY

Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencer's Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Close by is the Ruby Oak Park with its swimming pool ideal for children and Bude on the Cornish coast some 15 miles to the north.

PLANNING

Outline planning approval ref. 1/1040/2022/OUT was granted by Torridge District Council on 24th February 2023 for the erection of two new dwellings with all matters reserved. Copies of the planning approval notice, proposed plans and associated documents are available from the Agents upon request.

UTILITIES

The Agents are advised that a foul drainage connection exists on site and a surface water drainage statement and soakaway report has been carried out in October 2022 demonstrating that a geo-cellular soakaway structure could accommodate all surface water arising from the site to account for 1 in 100yr storm event plus 40% allowance for climate change. A plan showing proposed soakaway locations has been provided as part of the outline application. Interested parties are advised to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300.

METHOD OF SALE

The freehold site is being offered for sale with a Guide Price of £225,000.

DIRECTIONS

From the town centre proceed along Chapel Street in the direction of the of the A388. Heading down the hill the site can be located on the right just prior to the turning on to Old Market Place.

CONTACT



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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.

Land off Chapel St, Holsworthy

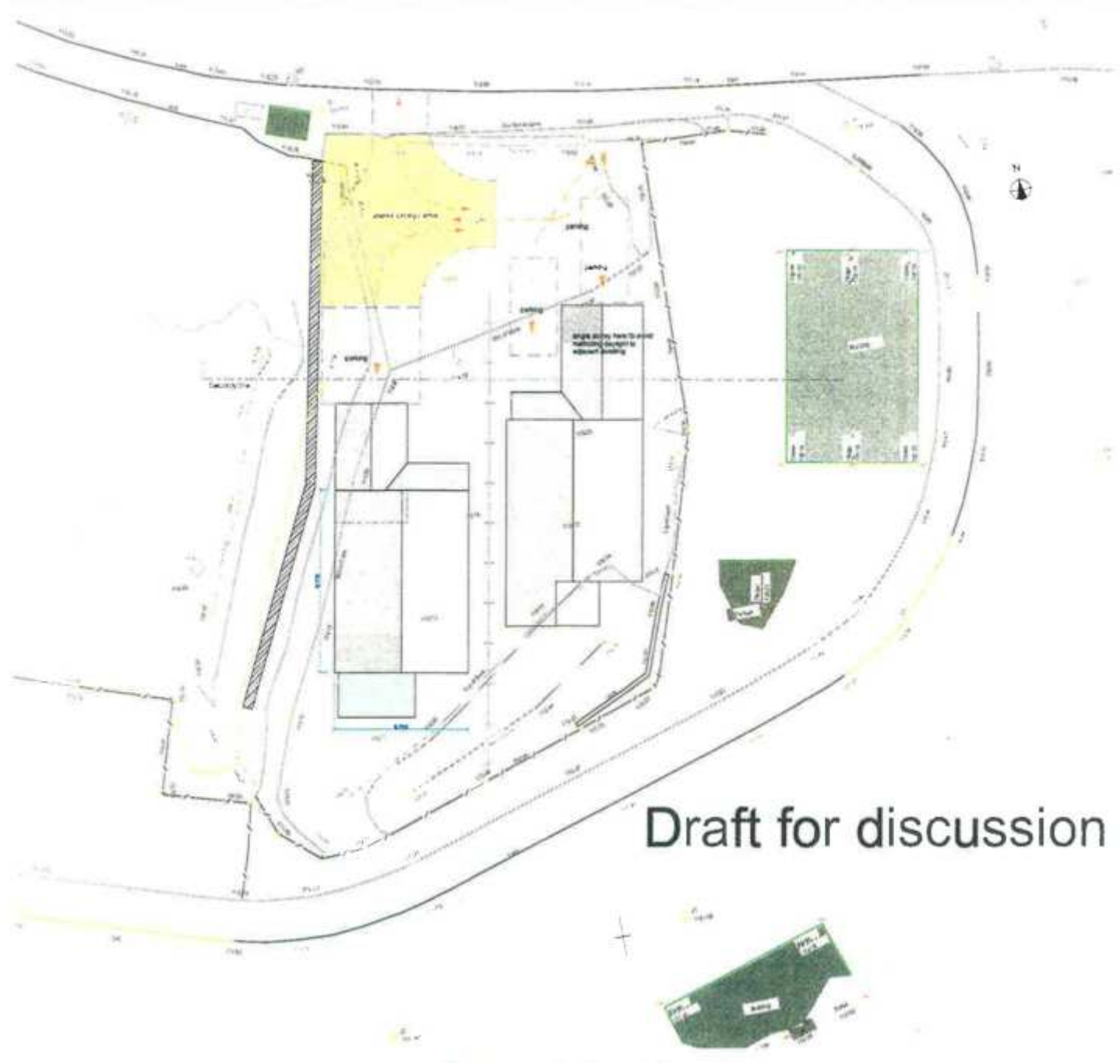




KEY

- P1. 3 Bed townhouse
- P2. 4 Bed townhouse
- ➔ Entrance.

Note.
Layout based on application
boundary as provided land
registry title plan.



Draft for discussion



Photos (from top left clockwise) showing: View over part of the site facing south, View over part of the site facing north, View over part of the site facing north, View of Holsworthy Square.