

DEVELOPMENT SITE FOR FOUR DETACHED HOUSES

DERRIL, PYWORTHY, DEVON

- Reserved matters approval for four houses (ref. 1/0184/2023/REM)
- Site extends to c. 0.23ha / 0.56 acres
- Proposed four bedroom houses of c. 172sqm (1852sqft) each
- Guide Price £300,000

Aerial view over Derril, showing the approximate location of the site outlined

THE SITE – ‘THE RIVERS’ – EX22 6YB

This development opportunity comprises of a site with the benefit of reserved matters planning approval for the development of four new detached dwellings in the hamlet of Derril, close to Pyworthy in Devon. The site extends to c. 0.23ha (0.56 acres) and is currently an agricultural field, with a new vehicular access to be formed onto the road to the south of the site to serve the proposed development. Each of the four new dwellings are to be two storey, with accommodation to comprise of an integral garage, small workshop, entrance hall, W.C., utility room and open plan kitchen lounge and dining area on the ground floor. Stairs rise to the first floor where a master bedroom with walk in wardrobe and en-suite shower room is proposed, along with three further double bedrooms and a family bathroom. Each house will benefit from front and rear garden areas, and off road parking. The floor area of each property is shown on the plans to extend to 172sqm (1852sqft).

DERRIL, PYWORTHY

The site is situated in the popular hamlet of Derril, close to the village of Pyworthy which offers a church, pub, playpark and village hall. The local market town of Holsworthy is 3 miles away and offers a wide selection of amenities including schools, GP surgery, hospital, industrial estate, leisure centre with swimming pool, library, golf course, a Waitrose supermarket, petrol station with M&S Foodhall and a Co-op and. To the west is Bude (c. 8 miles) with its popular sandy beaches and rugged coastline, whilst to the south is Launceston (c. 17 miles) which provides access to the A30 dual carriageway, Exeter (c. 42 miles) and the M5 motorway.

PLANNING

Outline planning application reference 1/0618/2020/OUT was approved on 15th October 2021 for the development of 4 dwellings with all matters reserved on land adjacent to Lynwood, Pyworthy. Reserved matters planning approval, under application reference 1/0184/2023/REM was subsequently approved on 13th June 2023, confirming details of access, appearance, landscaping, layout and scale for the 4 no. dwellings. Copies of the planning approval notices, proposed plans and associated documents are available from the Agents upon request.

UTILITIES

The Agents are advised that required mains services including a 3 phase electricity supply, water, and foul drainage are all available for connection close to the site. Surface water is to be disposed of via an attenuated system into an existing surface water gully – further details are available from the Agents upon request. 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.

S106/CIL

A S106 agreement was entered into in respect of outline planning application ref. 1/0618/2020/OUT which requires a payment of £14,962 towards primary education transport and £6,914 towards secondary education transport. There are not CIL charges applicable to the approved scheme.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300. The What3Words location of the site is: [///builder.circle.profitd](https://www.what3words.com/#!/builder.circle.profitd)

METHOD OF SALE

The freehold development site is being offered for sale with a Guide Price of £300,000. Alternatively, each individual plot is also available with Guide Price's between £100,000 to £125,000 – please contact the Agents for further information in this regard.

CONTACT

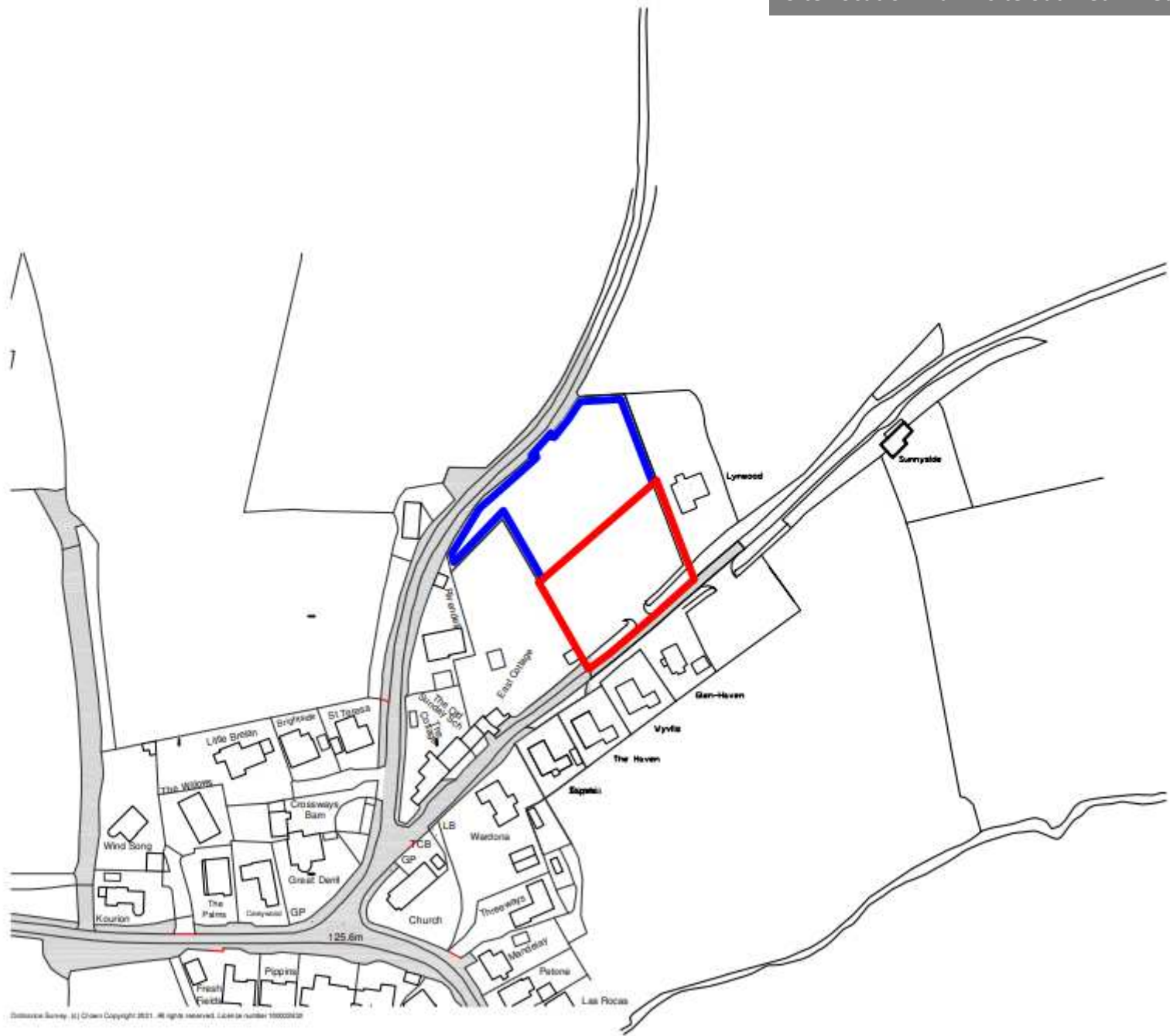


Newcourt Barton,
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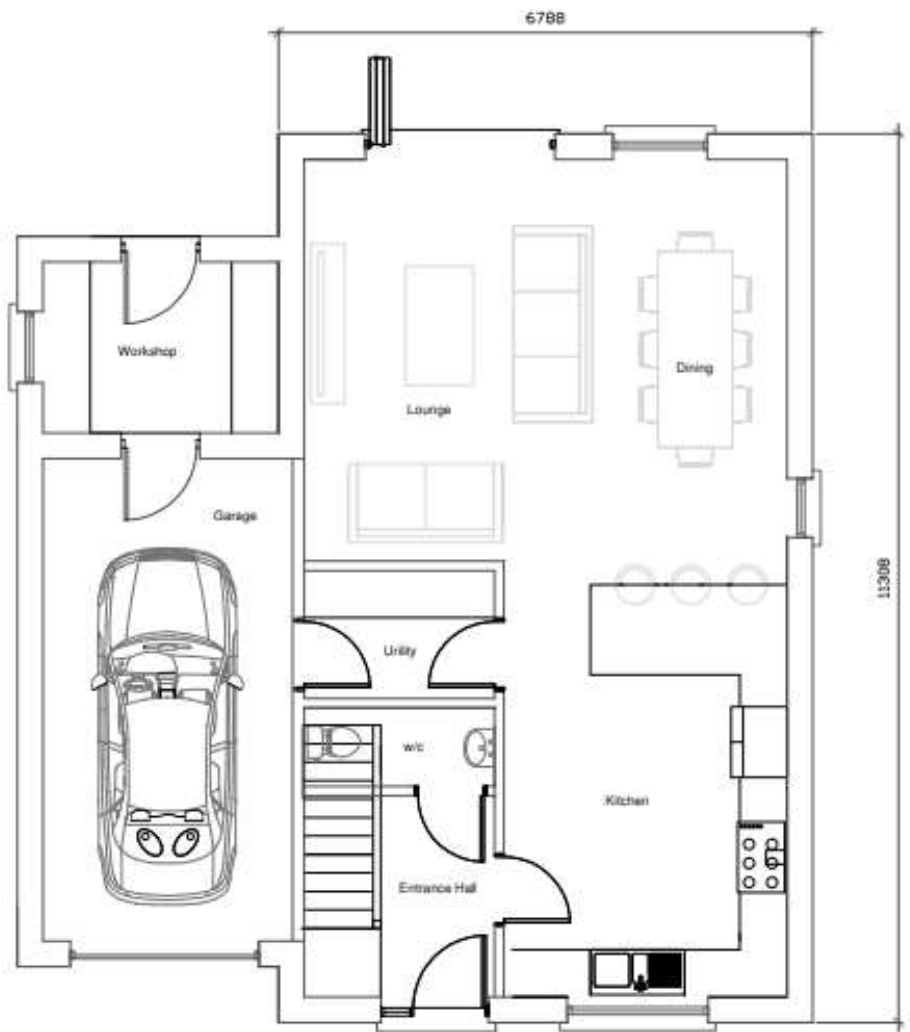
REF: 913/AM

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.

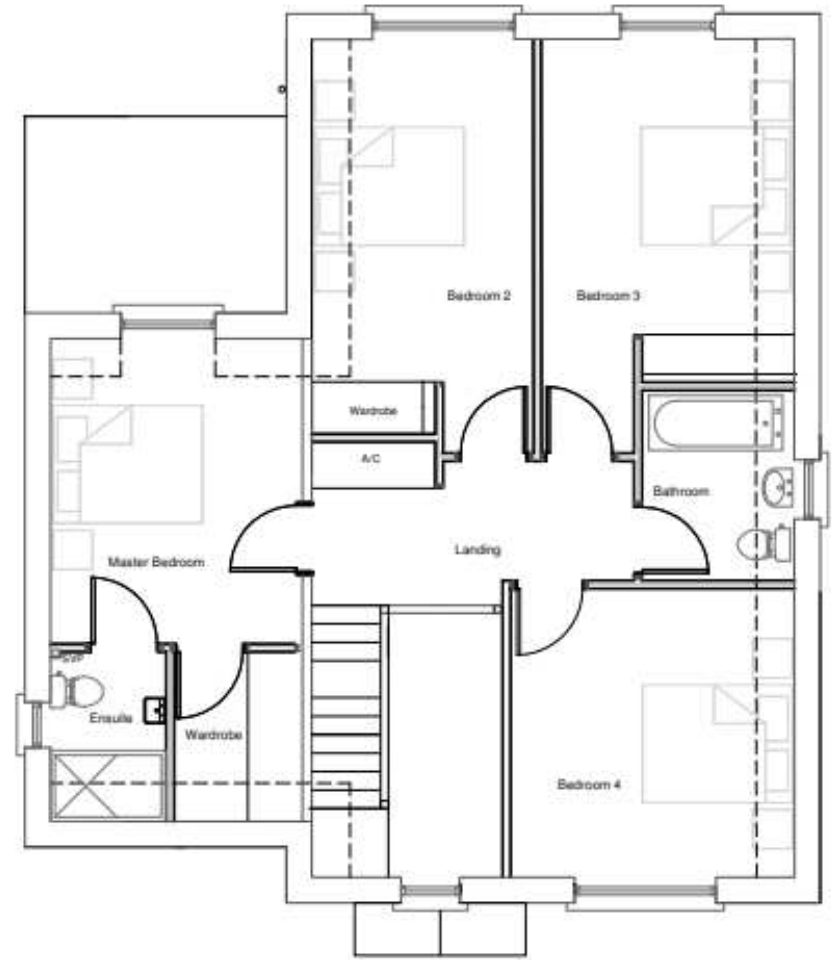
Site Location Plan – site outlined in red - not to scale







Ground Floor
AREA = 86M²

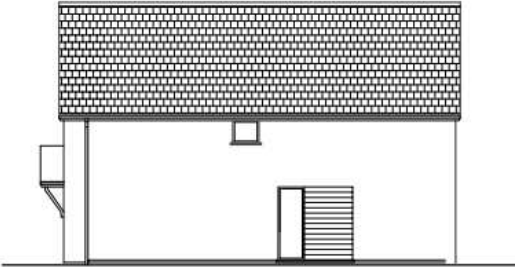


First Floor
AREA = 86M²

Proposed Elevation Plans
for Plots 1 & 3 (Plots 2 &
4 are handed) and street
scene – Not to scale



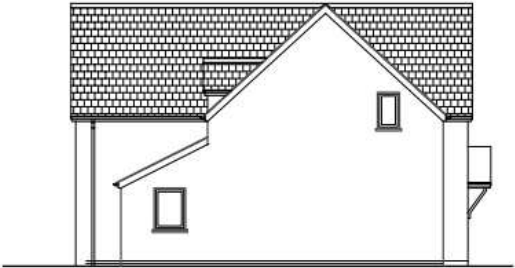
South Elevation



East Elevation



North Elevation



West Elevation



CGI Images showing the proposed street scene and property elevation.





Aerial image showing the approximate plot locations outlined