

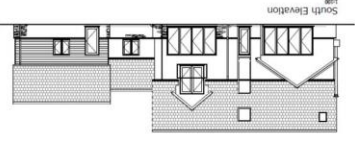
DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs and are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are included as a general guide.

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The Property Professionals...



Plot B, Slate House

Derril Nr. Pyworthy, Devon, EX22 6LW

Guide Price £195,000

- Building Plot with detailed planning approval
- Consent for a substantial family home.
- 4/5 Bedrooms, 4.5 bathrooms, large reception spaces
- 0.25-acre site with service provisions and ducting
- Close to Bude and Holsworthy



The property professionals

Plot B, Slate House

Derril Nr. Pyworthy, Devon, EX22 6LW

Guide Price £195,000

A rare opportunity to acquire a 0.25-acre plot with full planning permission for a 5-bedroomed house, in a quiet hamlet in North Devon, on the border of North Cornwall coastline! Nestled in the heart of picturesque North Devon, the village of Derril near Pyworthy, just 8 miles from the rugged North Cornish Coast and the vibrant town of Bude.

SUMMARY DESCRIPTION

A rare opportunity to acquire a 0.25-acre plot which has full planning permission for a 5-bedroomed house, in a quiet hamlet in North Devon, on the border of North Cornwall coastline! Nestled in the heart of the picturesque North Devon village of Derril near Pyworthy, just 8 miles from the rugged North Cornish Coast and the vibrant town of Bude.

Plot B has open fields to the front and is very flat and has been levelled ready for building. Plot B - Slate House offers the perfect blend of open fields, tranquility and convenience.

There are 2 properties in this development phase - Plots A & B - adjacent to each other, offered by Derril Developments Limited.

Plot A is in build currently with planned completion in May 2025, so there is a great opportunity to view the site and talk to the developer and the builder.

Plot B is available for purchase now. The plot purchase price includes all services to the property boundary including - Electricity, Fresh and Foul Water, Fibre Broadband and Surface/Rainwater Management.

A refinement to the design of Plots A & B is currently in planning with Torridge District Council under Planning Reference: 1/0728/2024/FUL

There are no S106 costs.

PLANNING STATUS

Once approved the plans will comprise; Generous entrance hall, large kitchen diner, spacious sitting room with feature corner glazing, ground floor fifth bedroom/study/media room with dressing room and en-suite. Off the kitchen there will be a separate utility room/boot room, plant room and additional WC.

On the first floor there will be four double bedrooms, two with en-suite and a family bathroom.

Externally there is a substantial plot with level gardens to the rear, parking for 6-7 cars and turning to the front and an attached double garage with pedestrian access into the utility room.

The double garage has space above for living space if required.

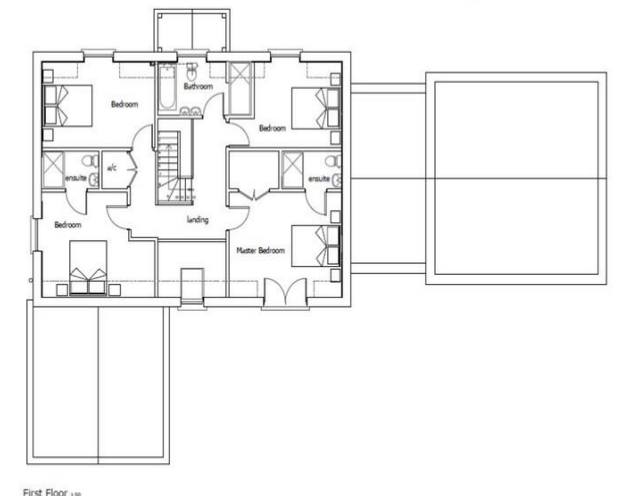
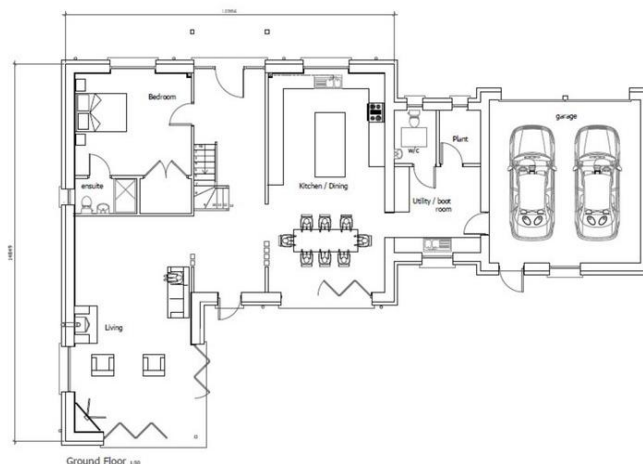


SERVICES

We are advised that ducting for electricity will be in place along with an actual foul sewerage connection and fresh water supply. Connection charges may apply- Full spec TBC.

ADDITIONAL PLANNING

Please note that there is also a live consent for 4 x detached dwellings to the rear of plots A and B, which are also being sold by our client. We are advised that these units sit considerably lower than Plots A & B and are largely screened behind a 'Devon bank' with hedges and planting atop.



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Directions

From Bude head towards Holworthy on the A3072. After approximately 6 miles from Stratton take a right turning at Burnards House signposted Bridgerule. Remain on this road for approximately one mile and then turn left towards Derril and Pyworthy. Continue along this road for approximately half a mile and Plot B will be on the left hand side. (You'll notice plot A is already under construction).

