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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).

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.

A renowned quality builder has been retained to build out Plot A - Lantoom House and Plot B - Slate House. Introduction to the Architect, Quantity Surveyor and Sub- Contractors will be effected.

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.

Both Plot A - Lantoom House and Plot B - Slate House will be built to the eco-friendly PassivHaus standard using Nudura ICF - Insulated Concrete Form with: full triple glazing, underfloor heating, GSHP - Ground Source Heat Pump, MVHR - Mechanical Ventilation & Heat Recovery, Rainwater Harvesting system and a c. 13Kw solar panel array, integrated into the

rooves. Energy consumption costs will thus be exceedingly low; energy consumption is estimated to be 1/6th of that of a traditional brick built house. Comfort levels and noise suppression will also be class leading.

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.

Plot B has full planning approval for the house depicted in the graphics, visuals and description shown. The detailed full planning approval can be viewed on the Torridge District Council Planning website under Planning Reference: 1/0728/2024/FUL.

Any amendment to the current full planning permissions would require a planning variation, subject to planning approval. The architect can make such amendments at the expense of the purchaser.

There are no S106 costs applicable.

PLANNING STATUS
FULL PLANNING APPROVAL The full planning approval for Plot B – Slate House include - 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 toom, 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.