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

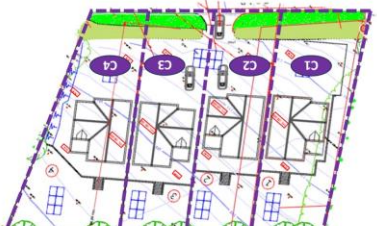
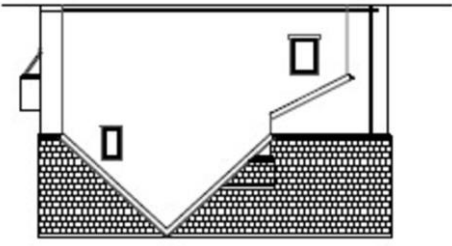
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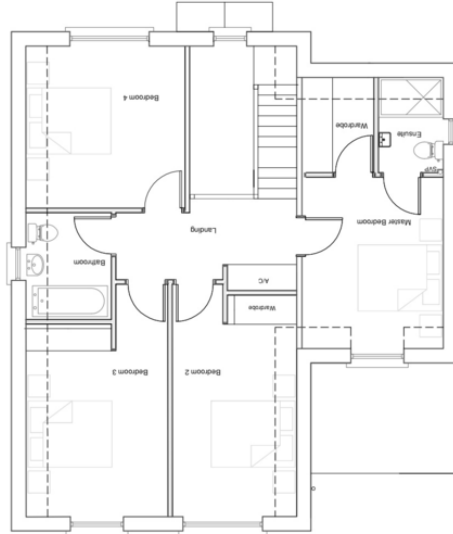
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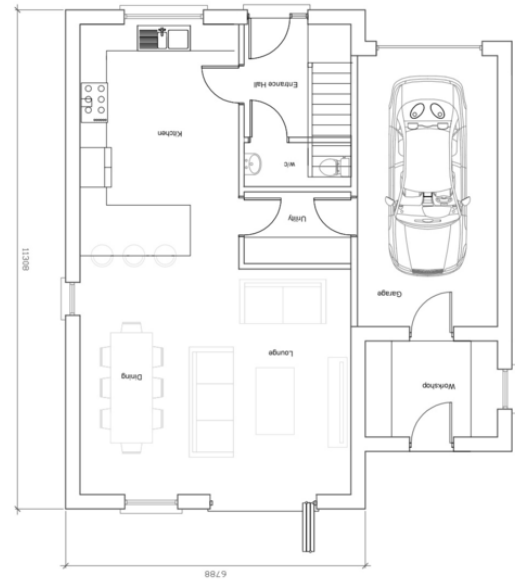
West Elevation
1:100



First Floor 1:50
AREA = 88M²



Ground Floor 1:50
AREA = 88M²



The Property Professionals...



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Yeo House, Plot 3 The Rivers, Derril

Nr. Pyworthy, Holsworthy, Devon, EX22 6LW

Guide Price £105,000

- Building Plot with detailed planning approval
- Consent for a 165 m2 family home
- Large open plan kitchen living dining room, utility
- Four double bedrooms, principal ensuite and separate bathroom
- Close to Bude and Holsworthy



The property professionals

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Nr. Pyworthy, Holsworthy, Devon, EX22 6LW

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Colwills are proud to bring 'The Rivers' development to market. There are 4 plots currently available in this development. Plots C1-4 have full planning permission for comfortable 4-bedroomed family homes, in a quiet hamlet in North Devon, on the border of the 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. Plots C1-4 offer good-sized plots, tranquillity and convenience.

SUMMARY DESCRIPTION

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There are 4 properties in this development phase - Plots C1-4 - adjacent to each other, offered by Derril Developments Limited.

Derril Developments have Plot A 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 also available for purchase now – please see separate listing.

Plots C1-4 purchase price includes all services to the property boundary including - Electricity, Fresh and Foul Water, Fibre Broadband and Surface/Rainwater Management.

Full planning has been approved by Torridge District Council under Planning Reference: 1/0728/2024/FUL

There are no S106 costs.

PLANNED DEVELOPMENT

Plots C1-4 can be built to the design specification shown. A renowned local builder has been commissioned to build Plots C1-4 on a contract basis, once the land has been purchased. A 12-month timeframe to completion is planned from build commencement.

If you choose to proceed with the current planning then project management will be provided by Derril Developments, to meet your precise requirements. The developer is happy to talk over the estimated build costs.

Plots C1-4 are architect designed, exceptional eco-friendly house with full planning and will include all services: Electricity, Fresh and Foul Water, Fibre Broadband and Surface/Rainwater Management.

Plots C1-4 will set the local quality standard with a seamless fusion of traditional charm and contemporary design, offering 165 m2 of living space and a single garage with workshop to the rear.

Crafted to perfection, these state-of-the-art homes will be constructed using cutting-edge low-energy consumption techniques, including Insulated Concrete Form (ICF) walls and A-rated triple/double glazing. The homes will be clad in locally sourced Devon stone slips, traditional Devon white render with grey slate rooves.

Taking sustainability a step further, the property is planned to take full advantage of a solar PV system with battery storage, EV charger, and an extensive electrical pack. This ensures that your new home will not only be thermally efficient but also future-proofed against evolving energy needs.

Internally the property is planned to offer: an entrance hall with oak and glass feature staircase, living room with sliding doors, large open plan double aspect kitchen dining family room with bi-fold doors, Kutchenhaus German contemporary handleless kitchen with quartz worktops, island and breakfast bar with integrated Neff appliances and Blanco sink and Blanco Choice instant boiling hot water tap. Ground floor Media Room/Study/Bedroom 5 with dressing room and ensuite shower. Off the kitchen there will be Utility/Boot Room, Services Room, a downstairs toilet and access to the Double Garage. On the first floor there will be four spacious double bedrooms, three bedrooms will have ensuite shower rooms and there will be a separate family bathroom.

TECHNICAL SPECIFICATION

House:

ICF – Integrated Concrete Form superstructure

A-rated UPVC windows and in anthracite

A-rated Aluminium external doors and bifolds to Kitchen and Sunroom with corner post feature in Sunroom

Air Source Heat Pump and pressurised hot water cylinder

Underfloor heating to ground and first floor with individual thermostatic control, and remote thermostatic control with Wi-Fi access

Solar PV with 10Kw battery storage

All Black Solar Panels to rear rooves

EV charger

LED lighting throughout

Extensive lighting and wiring pack with CAT 6 data cabling to all key rooms



North Elevation

Data network and Wi-Fi extenders throughout
MVHR – Mechanical Ventilation and Heat Recovery system throughout

Interior:

Skimmed and painted walls and ceilings.

Oak skirting boards and architrave.

Oak veneer internal doors with stainless steel ironmongery

Modern oak staircase with glass balustrade

Tiled Flooring to downstairs hall, WC, utility and kitchen family room.

Oak flooring to 1st floor with tiled bathrooms & en suites

Kitchen:

German contemporary soft close handleless kitchens with quartz worktops, island and breakfast bar.

German Appliances including Single Oven, Microwave Oven with Grill, warming drawer, induction hob with built in extraction, dishwasher and the all essential wine cooler.

Sink and drainer with Blanco Boiling Hot Water Tap.

Bathrooms:

Contemporary white sanitary ware with vanity storage under basins.

Chrome Taps and fittings with Rainwater showers.

Heated Chrome towel rails.

Tiled floors and part wall tiling.

Mirrors with demister pads.

Garage:

ICF – Integrated Concrete Form walls

Insulated sectional garage door

Personal access rear door

Window to Rear Garden

Power and Light

SERVICES

Purchase price includes all services to the property boundary including - Electricity, Fresh and Foul Water, Fibre Broadband and Surface/Rainwater Management

Award winning



Directions

From Bude head towards Holsworthy 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 the plots will be located on the left hand side.

