

Prime Development Land

Site Adjacent to Sutcombe Village Hall Sutcombe, Holsworthy, EX22 7PW

Guide Price

£750,000



 PhillipsSmith&Dunn
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We value **your** property



Full Planning For 12 Residential Houses - Rural & Pretty Village

Site Adjacent to Sutcombe Village Hall Sutcombe, Holsworthy, EX22 7PW



A prime residential development site with FULL PLANNING, gently sloped to the South enjoying fantastic views across the nearby lush-green countryside towards Dartmoor in the far distance.

A well planned out range of 12 properties (comprising 3 x 3 bed detached – 3 x 4 bed detached – 3 x 5 bed detached – 2 x 2 bed terrace – 1 x 3 bed terraced) in a cul-de-sac position. The properties towards the end of the development will enjoy an un-interrupted view and substantial plots with double garaging and plenty of parking.

The development site comprises 12 properties in total 10 of which are open market and 2 of the small 2 bedroom terrace properties are local occupation restricted. There is good access to the top corner of the development site with pedestrian footpath directly outside to the site already in place, formerly used by the school.

The site is well located in a quiet and peaceful rural village that is Sutcombe. Nearby villages such as Bradworthy, Clovelly, and Woolfardisworthy each offer their own unique charm and attractions. From the famous cobbled streets of Clovelly, leading down to the picturesque harbor, to the lively community events in Bradworthy, the surrounding area is rich in history, culture, and natural beauty.

The nearby countryside is full of pretty working farms with pretty livestock, ancient woodlands, and meandering rivers. The stunning North Devon coast is within easy reach, where dramatic cliffs and sandy beaches await. Perfect for those who enjoy a brisk walk or stretch of the legs with their furry four-legged friends.

Holsworthy 7.5 miles
Welcombe Mouth 11 miles
Clovelly 13 miles
Bude 13.5 miles

DETAILS

Gross Development Value (GDV)

Phillips Smith & Dunn have calculated an approximate GDV of the site in accordance to recent property sales in the area and nearby villages. This alongside our excellent local residential sales & land department we have put together projections for the site. For more information on this please contact the Phillips Smith & Dunn, Bideford branch.

Buyers Option

The seller may consider part of the site to be sold separately or in a stepped phase purchase. Please contact Edward Passmore of Phillips Smith & Dunn to discuss in further detail.

Viewing

The land is currently stocked, viewings strictly by prior arranged appointment. Gates must remain closed at all times.

Our Details

Please note the red outlines in this plan shouldn't be relied on as to scale and must be used for identification purposes only. An ordinance survey map with supporting title number DN753895 measures to 1.67 acres (0.68 ha) has been included in the details in accordance to the current land registry title.

Services

Wifi - Air band hub to the entrance with est.60-80mbps
 Electric - The electric is just outside the site
 Drainage- The drains run East to West across the site
 Water - The water runs North to South through the site

For more information about the development site and to arrange a viewing please don't hesitate to contact the Phillips Smith & Dunn Bideford team.







DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for about 3 miles and upon reaching Holsworthy Beacon take the left hand turning. Follow this road for approximately 2 miles, turn right towards Sutcombe and you will find the development site on your right just after passing Sutcombe Memorial Hall. Using the popular FREE mobile app What Three Words - atom.greed.loaders



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or, out
of office please contact Edward
on 07772363674





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OS Map of The Development Land
in accordance with Land Registry
1.67 acres (0.68ha)