



COMMS Building plot at The Stud Barn

COMMS Building plot at The Stud Barn, West Putford, Holsworthy, Devon, EX22 7LG



Holsworthy 7.6 miles – Bideford 13.8 miles
– Bude 16.3 miles

A wonderful opportunity to purchase a building plot which has consent for an impressive 5 bedroom detached dwelling along with around 3 acres and stunning countryside views.

- A great opportunity
- PP for residential dwelling
- Rural location
- Stunning countryside views
- Freehold
- Impressive individual 5 bedroom home
- Planning consent for 330sq meter dwelling
- Would suit 'off grid' living

Guide Price £299,000

SITUATION

The plot lies in a very private and rural position on the outskirts of the village of West Putford. The historic village of Bradworthy is 4 miles away and offers a range of day to day amenities including a general store, Post Office, garage, primary school and The Bradworthy Inn. The market town of Holsworthy is 7.6 miles away with its Waitrose supermarket, doctors', dentists' and veterinary surgeries. To the north is the town of Bideford is around 13.8 miles away, with access to the A39 and the larger town of Barnstaple.

The former market town of Okehampton is some 24 miles to the south east, with a mainline railway station and access to the A30.

DESCRIPTION

A fantastic opportunity to purchase a building plot of approximately 3 acres positioned with few near neighbours with full planning granted for an impressive and contemporary 5 bedroom (3 ensuite) detached residence of approximately 330sq meters with large open plan living space, snug, home office, integral garage and a fabulous large balcony to the rear taking full advantage of the stunning views.

Planning was granted on the 21st October 2021 under Torridge planning reference 1/1007/2021/FUL . All the appropriate documentation can be reviewed on the Torridge District Council website using the planning reference provided above for access.

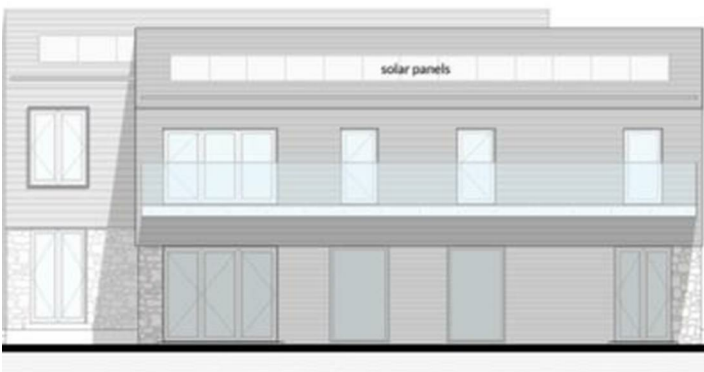
Externally there is independent access from the council owned lane and ample

parking to the front. The land included which is slightly sloping and has been used for horses for a long period of time is showed on the accompanying Promap plan.

This is a very unique proposal and could be suited for anyone looking to create their very own equestrian property/facility, small holding etc.

SERVICES

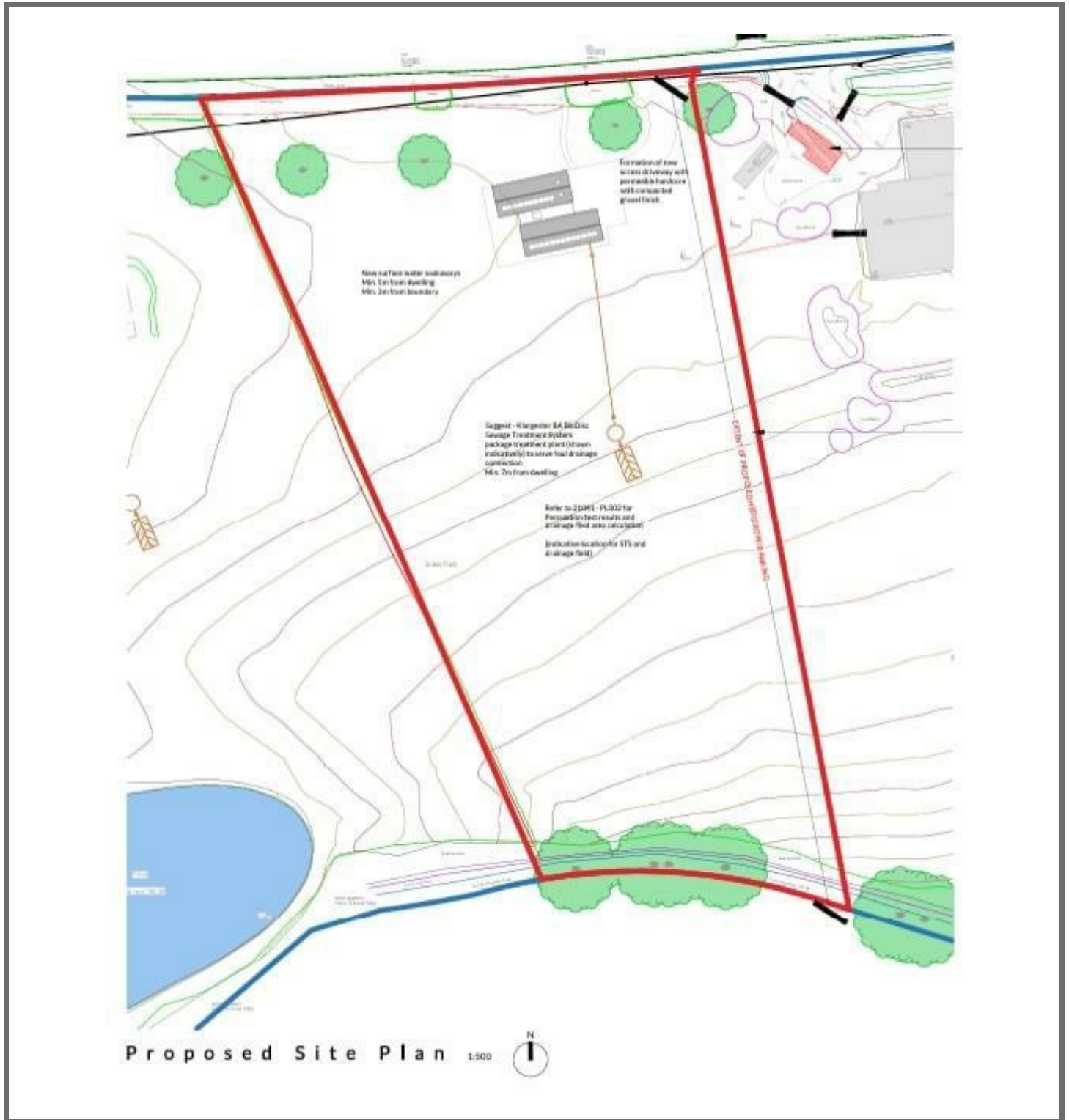
We understand the private water supply is located nearby, private drainage would need to be installed and mains electric is not allocated near the site. This would certainly suit any purchaser looking to live 'Off grid'.



South Elevation 1:100



East Elevation 1:100



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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