



Willow Cottage , Huntshaw, Torrington, Devon EX38 7HQ

Attractive building plot for single dwelling within private and idyllic setting.

Great Torrington 4 miles, Bideford 5 Miles, Westward Ho! beach 8 miles

- Full Planning Permission (ref. 1/0132/2023/FULL)
- Level building plot extends to c. 0.5 acres
- Guide Price £230,000
- Freehold
- Superb location

Auction Guide £230,000

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METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 6th August 2024 at 5pm
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk.

DESCRIPTION

Stags are delighted to offer this idyllic building plot located in a very private and semi-rural location within the hamlet of Huntshaw.

Full planning approval (ref. 1/0132/2023/FUL) was issued by Torrington District Council in April 2024, granting consent for the erection of a new detached individual home. The approved new dwelling is shown on the plans to take the form of an attractive three bedroom detached two storey contemporary property.

The overall design is to provide a home that responds to the rural nature of the locality, is bedded into the topography and is part of an overall landscape strategy that will positively enhance the site. The proposals have a strong sustainability agenda, specifying local and renewable materials where possible, and considering the embodied and operational carbon impact throughout.

The proposed accommodation is shown to include a generous lobby area with space for boot and coat storage, there is a utility / downstairs toilet immediately ahead and to the left the kitchen and dining room, the room has an open vaulted ceiling space, doors which open out onto the south facing courtyard garden, and high-level windows along the western edge. This will create a very open and light kitchen space. A living room will benefit from views over the field. The downstairs principle bedroom benefits from a built-in storage space / dressing area and en-suite, with views both to the north and south. At first floor level two bedrooms and a bathroom are provided.

Externally the proposed design provides a large private garden and parking and turning space for 2-3 cars.

Included in the sale is a mobile home, shed and van which are already on site. The mobile home can be lived in while the property is being built and the shed and van (SORN) can be used for tool storage.

The proposed plot extends to circa. 0.5 Acres

SITUATION

This superb building plot is situated down a private, no through road and is nestled in some of North Devon's most attractive and un-spoilt countryside where numerous woodland walks can be found. The property is situated an equal distance from Bideford and the historic Civil War market town of Great Torrington which offers a wide range of amenities for its size, including banks, butchers, bakeries, Post Office, greengrocers, various public houses, places of worship, primary and secondary School. The port and market town of Bideford sits on the banks of the River Torridge, offering an excellent range of amenities including banks, butchers, bakeries, various shopping facilities, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets.

The coast at Westward Ho! is approximately 8 miles away and has a safe and sandy surfing beach, access to the South West Coastal footpath, which adjoins Northern Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links golf course in England. Instow beach is 15 minutes drive away with the regional centre of Barnstaple is approximately 8 miles away and offering all of the area's main business, shopping and commercial venues. There are also good transport opportunities with the link road connecting to Junction 27 of the M5 motorway and railway station which connects via the Tarka line to Exeter and Tiverton Parkway.

SERVICES

We are advised that a new drainage connection is to be installed by the purchaser. Mains electricity, mains water and BT fibre on site.



PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration

BUYERS AND ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

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COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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.