



COMMS Development site at Hill Farm

COMMS Development site at Hill Farm, St. Giles, Torrington, Devon, EX38 7JU



Great Torrington 2 miles, Bideford 9 miles, Barnstaple 13 miles

Development site with planning approved for three detached dwellings set in an elevated rural location commanding breath-taking 360-degree views over open countryside with both Exmoor and Dartmoor in the distance,

- Freehold Development Site
- Planning approved for three detached dwellings
- Stunning countryside views
- Rural location
- Short drive to Torrington
- Around 1.2 acres

Guide Price £495,000

DESCRIPTION

A freehold residential development site with planning approved for the demolition of three agricultural barns and to replace them with three detached dwellings set in an elevated rural location commanding breath-taking 360-degree views over open countryside with both Exmoor and Dartmoor in the distance, yet within easy reach of the town of Torrington.

Each plot will benefit from generous sized gardens, plenty of parking and garages. The design of each dwelling reflects the existing built form of residential units in the nearby vicinity, with use of render, stone and dormers that are reflective on the neighbouring properties within this quiet hamlet.

The site extends to approximately 1.2 acres.

Planning permission was achieved under Torrington District Council Planning Reference 1/0555/2024/FUL on 28th August 2024.

SITUATION

The site is located in a private and elevated plot enjoying wonderful panoramic views yet located within 2 miles from the popular town of Great Torrington which benefits from an excellent range of amenities including a golf course, swimming pool and the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery. A range of shops including a fruit and vegetable shop, pet store, butchers, pubs, restaurants and M&S food store. There are primary and secondary schools within easy driving distance, with the property situated in the catchment area for Beaford infant and primary school. The port and market town of Bideford has a wider range of amenities including schooling for all ages and multiple shops and supermarkets. The regional centre of Barnstaple offers all the main businesses, shopping and commercial venues, restaurants, primary and secondary schools. The area has a good range of transport opportunities which include the North Devon Link Road at Barnstaple that provides easy access to the M5 motorway network, the motorway network beyond and Tiverton Parkway railway station. A

branch line operates from Barnstaple to Exeter (mainland trains operate from Exeter and Tiverton Parkway).

North Devon is renowned for its rugged coastline with spectacular cliffs, coves and beaches as well as areas of dramatic moorland, river valleys and rolling countryside via the South West coastal footpath. Further afield, Exmoor National Park is located to the North of Barnstaple and Dartmoor National Park to the South.

SERVICES

It is envisaged that a new septic tank or sewage treatment plant will need to be installed. We understand Full Fibre is available. Mains water and electricity nearby. Prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

BOUNDARY PLAN

A boundary plan which is not to scale, is included with these sale particulars for identification purposes only.

LOCAL AUTHORITY

Torrington District Council 01237 428700.

WAYLEAVES & RIGHTS OF WAY

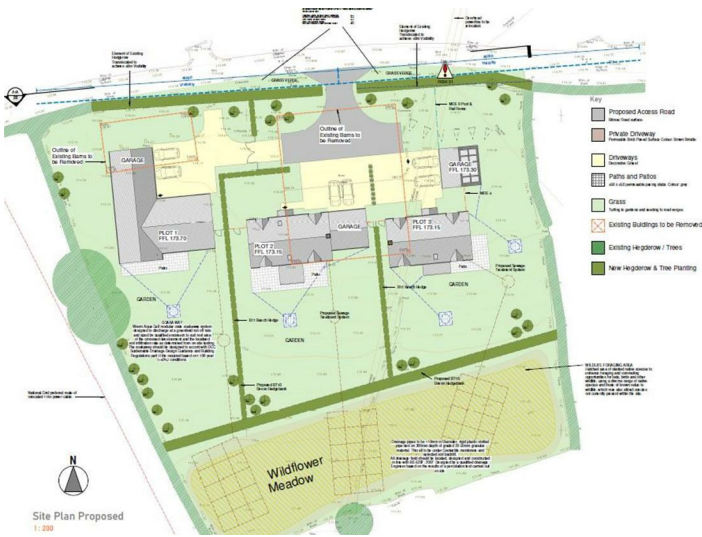
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

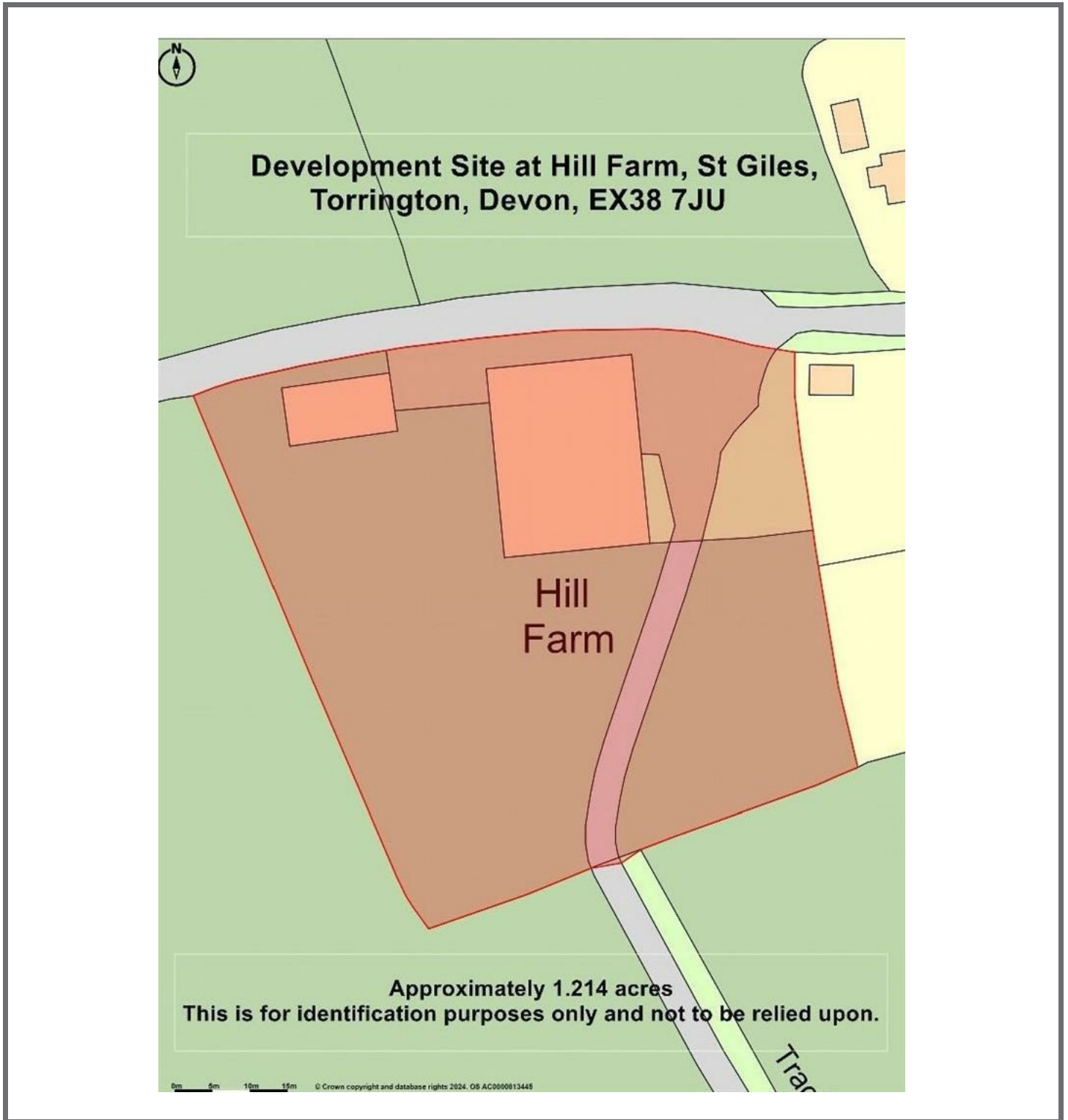
VIEWINGS

All viewings are strictly by appointment via the selling agent Stags 01237 425030 (bideford@stags.co.uk)

DISCLAIMER

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





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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