



Artists Impression

For identification purposes only, not to be relied on



Development site in Taddiport , Torrington, EX38 8AT

A freehold development site with full planning permission for two detached houses in a semi rural village.

Torrington 1 mile, Bideford 7 miles, Westward Ho!/beach 10 miles, Barnstaple/A361 13 miles. Exeter 35 miles.

- Detailed planning approval for two houses (ref. 1/0789/2021/OUT)
- Proposed four/five bedroom, three storey houses.
- Site extends to c.0.56 acres
- Freehold
- Guide price £300,000

Offers In The Region Of £294,000

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SITUATION

The site is located within the small hamlet of Taddiport which is on the fringes of the historic town of Great Torrington which is surrounded by 'The Commons' on three sides, which is over 360 acres of common ground, ideal for walking and nature. The town itself has an excellent range of amenities including banks, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and a supermarket. There are also a range of tourist attractions and leisure pursuits including the Tarka Trail, RHS Rosemoor Gardens and Dartington Crystal. Bideford is approximately a 10-15-minute drive and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and three supermarkets. There is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple.

DESCRIPTION AND PLANNING PERMISSION

A freehold site benefitting from full planning permission for the construction of 2 detached, four/five bedroom dwellings, both with the benefit of off-road parking and generous sized garden. There is easy

access to Torrington town centre, industrial estate, the A39, Bideford, the coast and countryside. All the appropriate documentation can be reviewed on the North Devon Council planning website using the planning reference provided.

Planning Permission was granted on 5th September 2023 by Torridge District Council under planning reference 1/0789/2021/OUT. All the relevant documentation plans etc can be viewed on the planning portal.

VIEWINGS

Prospective purchasers are advised that the land is currently very overgrown meaning access is difficult.

Viewings strictly by appointment only with Stags. .

PROMAP PLAN

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

DISCLAIMER

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



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