



Site for 2 Houses at Lodgeworthy Farm , Bridgerule,  
Holsworthy, EX22 7EH

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An exciting opportunity to purchase a site with  
outline planning permission for two houses.

Bridgerule 0.3 miles - Holsworthy 5.1 miles - Bude 5.9 miles

• Guide Price: £150,000 - £160,000 • For Sale by Informal Tender • Outline planning  
permission for two dwellings • Planning Ref: 1/0026/2023/OUT • Edge of village  
location • Countryside Views • Part of a wider farm development • Freehold

Guide Range £150,000 - £160,000

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## METHOD OF SALE

The property will be offered for sale by Informal Tender (unless sold prior.) The end date is Wednesday 19th June 2024 at 5:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the Informal Tender end date.

## SITUATION

The site is situated within a substantial farm redevelopment that is already underway, located just a short distance from the popular village of Bridgerule. The village offers a local pub, primary school and community centre. A more comprehensive range of shopping facilities can be found at the thriving market town of Holsworthy is 5.2 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. The coastal resort of Bude on the North Cornish coast which is some 5.6 miles distant. At Bude there is a choice of sandy beaches and some magnificent cliff top walks along the South West Coast Path or historic Bude canal. There are educational facilities up to 'A' level standard and a variety of shops and supermarkets.

The former market town of Launceston, known as the 'Gateway to Cornwall' is some 13.6 miles to the south with access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is an international airport, mainline railway station serving London Paddington and access to the M5 motorway.

## DESCRIPTION

The site has been granted outline planning permission for two dwellings under application number: 1/0026/2023/OUT.

The site offers an exciting opportunity for those looking to purchase a development opportunity on the outskirts of the popular village of Bridgerule and also part of a wider farm redevelopment which is already underway.

## SERVICES

We are not aware of any services currently connected. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

## VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

## DIRECTIONS

From the centre of Bridgerule proceed past the Bridge Inn on the left, heading towards Derril and Pyworthy, after a short distance having crossed the river, you will see a drive on your right (identified by a Stags For Sale board), follow this drive and upon reaching the complex on your left. After turning left, the plot is to the far end of the complex.

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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.