



Site at Great Knowle Farm (DUPLICATE)

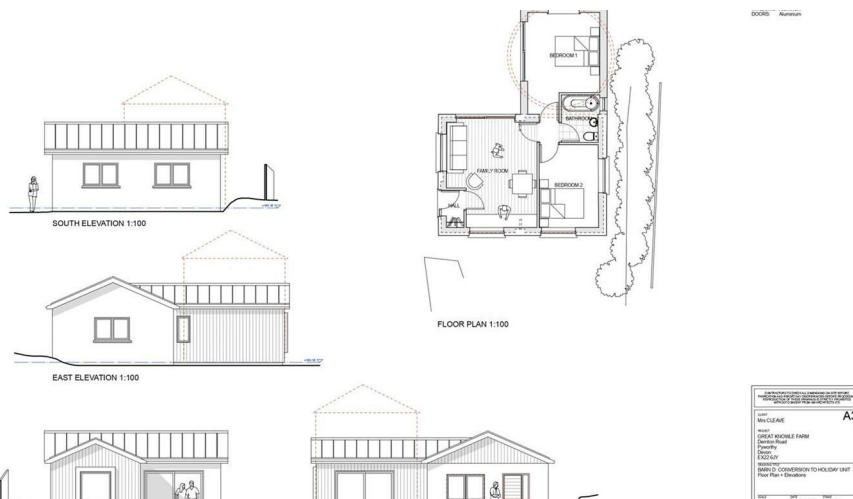


Pyworthy 0.8 miles - Holsworthy 1.4 miles - Bude 10.3 miles

An exciting development opportunity set within a popular rural position within easy reach of Holsworthy.

- Countryside views
- Development opportunity
- Off road parking
- Conversion of barn into a dwelling
- 1/0045/2022/FUL
- Conversion and extension of barn to form holiday cottage
- 1/0046/2022/FUL
- Conversion of barn to 3 dwellings
- 1/0053/2022/FUL
- Freehold

£500,000



SITUATION

An exciting development opportunity set within a popular rural position. The thriving market town of Holsworthy is 1.4 miles away with its Waitrose supermarket, doctors, dentists and veterinary surgery together with places of worship. A comprehensive range of shopping facilities can be found at the coastal resort of Bude on the North Cornish coast which is some 10 miles distant. At Bude there is a choice of sandy beaches and some magnificent walks along the cliffs 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 14 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

A superb and rare opportunity to acquire a development site with planning permission for a dwelling with a detached holiday cottage and further planning permission for the conversion of a barn to 3 attached houses. The site is available as a whole or in lots.

Lot 1: A site with planning permission to convert two barns into a dwelling and a detached holiday cottage. Further information on the planning with Torridge district council can be obtained using planning references: 1/0045/2022/FUL and 1/0046/2022/FUL. We understand from the current owners that private drainage installation and works to the footings of the holiday cottage have been carried to keep the planning live. Once converted (as per the plans), the

property would offer an impressive single storey 4 bedroom detached barn conversion with an impressive open plan kitchen/living space, further sitting room, office and family bathroom. The property would benefit from a detached single storey 2 bedroom holiday cottage with an open plan kitchen/living space and a bathroom.

Lot 2: A barn with planning permission for conversion of a barn to x3 4 bedroom attached houses.

Further information on the planning with Torridge district council can be obtained using planning reference 1/0053/2022/FUL. We understand from the current owners that private drainage installation has been carried to keep the planning live.

SERVICES

Mains electricity and water, private drainage via a waste treatment system. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

AGENTS NOTE

Please note that the 1.64 acres is the total area of Lots 1 and 2 and is an approximate measurement for identification purposes only and should not be relied upon.

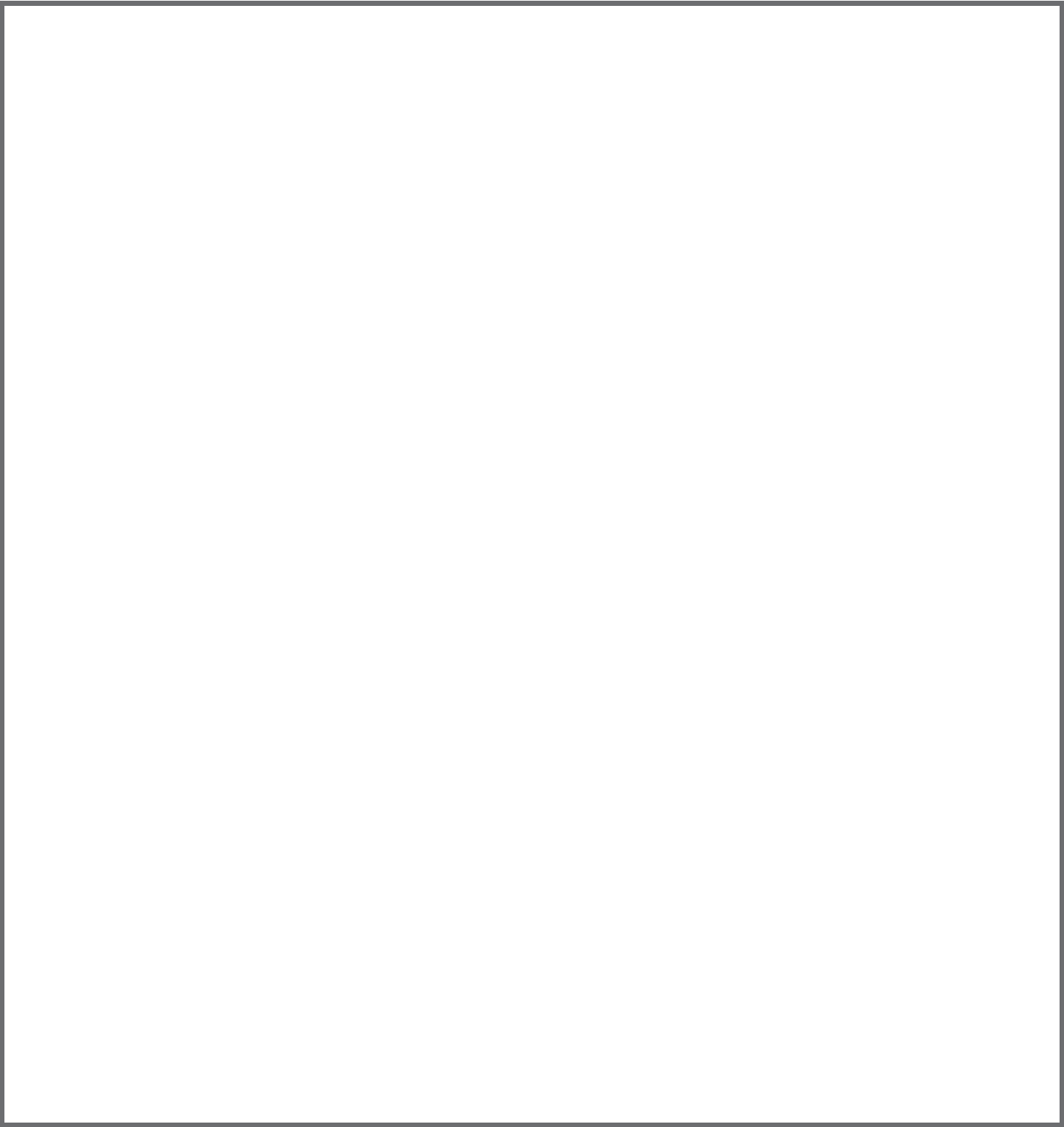
VIEWINGS

All visits are strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com -
///metro.hardens.signature





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk