

An aerial photograph showing a large green metal building with a corrugated roof and skylights in the foreground. To its right is a red brick house with a chimney, situated next to a gravel driveway where three cars are parked. The property is surrounded by dense green trees and a grassy field. In the background, a residential area with houses is visible under a clear blue sky.

Symonds
& Sampson

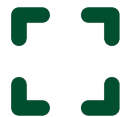
Building at Lake Lodge

Bradworthy, North Devon

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Bradworthy
North Devon EX22 7SQ

Workshop Building with planning permission for 3 residential dwellings set in sizeable yard in desirable rural location



1367.03 sq ft

- Workshop with full planning for conversion to 3 dwellings
 - Substantial and versatile gravel yard area
- Potential for alternative uses (subject to planning)
 - Attractive and accessible location
 - Site approximately 1.53 acres

Guide Price **£375,000**

Freehold

Tiverton Agricultural
01884 218911
tiverton@symondsandsampson.co.uk



LOCATION

Workshop Building at Lake Lodge lies on the outskirts of the attractive village of Bradworthy, a picturesque and sought after location close to the Cornish border.

Located approximately 8.1 miles north of the market town of Holsworthy and approximately 12 miles east of the seaside town of Bude, this property provides the opportunity for a rural, yet accessible location.

DESCRIPTION

A rare and exciting opportunity to acquire a substantial detached building with full planning permission for conversion into three contemporary residential dwellings. Located on the edge of the vibrant and well-served village of Bradworthy, this site offers exceptional potential for developers, investors, or self-builders seeking a project in a highly desirable North Devon location. This substantial detached building is a modern steel-framed building with olive green profiled metal cladding and a pitched roof. The building offers a generous internal footprint with wide open-plan space of circa 1,625 sq ft. It features large double access doors on the front elevation and a secure personnel door to the side, allowing for versatile design potential. Set on a level plot with a concrete apron and ample surrounding hardstanding, the building benefits from easy access and a semi-rural backdrop with mature tree lines, enhancing both privacy and outlook.

The property benefits from full planning permission for conversion into three well-proportioned residential homes, each thoughtfully designed over two floors to include three bedrooms along with generous living and dining accommodation.

The building is set within a substantial and versatile yard area extending to approximately 1.53 acres. Predominantly laid with compacted gravel and level ground, the site offers excellent accessibility for a wide range of commercial or industrial uses.

The yard is bordered by mature trees and natural embankments, providing both privacy and a sheltered setting. The generous open space also offers significant potential for future development, subject to the necessary consents.





PLANNING HISTORY

1/0253/2025/CPE - A certificate of Existing Lawful Development was obtained in March 2025 which confirms the commencement of planning approval 1/1195/2019/FUL.
 1/1195/2019/FUL - Full Planning approval was obtained for operation development relating to previous planning approval 1/0105/2019/COUPD for the conversion of a redundant building into 3no dwellings.
 1/0105/2019/COUPD - Change of Use from B8 (Storage) to C3 (Dwelling- houses)
 1/0622/2010/FUL - Full Planning approval was obtained for the Erection of Store for Existing Hauliers Yard

RIGHTS OF WAY

There are no Public Rights of Way crossing the property. The purchaser will be granted a right of access to the property, please ask the agent for more details.

SERVICES

Mains electric and water connections nearby but the successful purchaser is responsible for connection enquiries. Please contact the agent for more details.

DESIGNATIONS

The north west corner of the property is situated within Flood Zone 3.

LOCAL AUTHORITY

Torrridge District Council
 Bideford EX39 2QG, 01237 428700

DIRECTIONS

What3words ///aviation.fortnight.rattled

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Please contact the Tiverton Office on 01884 218911.

Tiv/SV/040925



01884 218911

tiverton@symondsandsampson.co.uk
 Symonds & Sampson LLP
 15 Swallow Court, Devonshire Gate,
 Tiverton, Devon EX16 7EJ



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