KIVELLS

# Development site for 3

## Chilsworthy, Devon



# Carrol Rise

Chilsworthy, Holsworthy, Devon, EX22 7BH

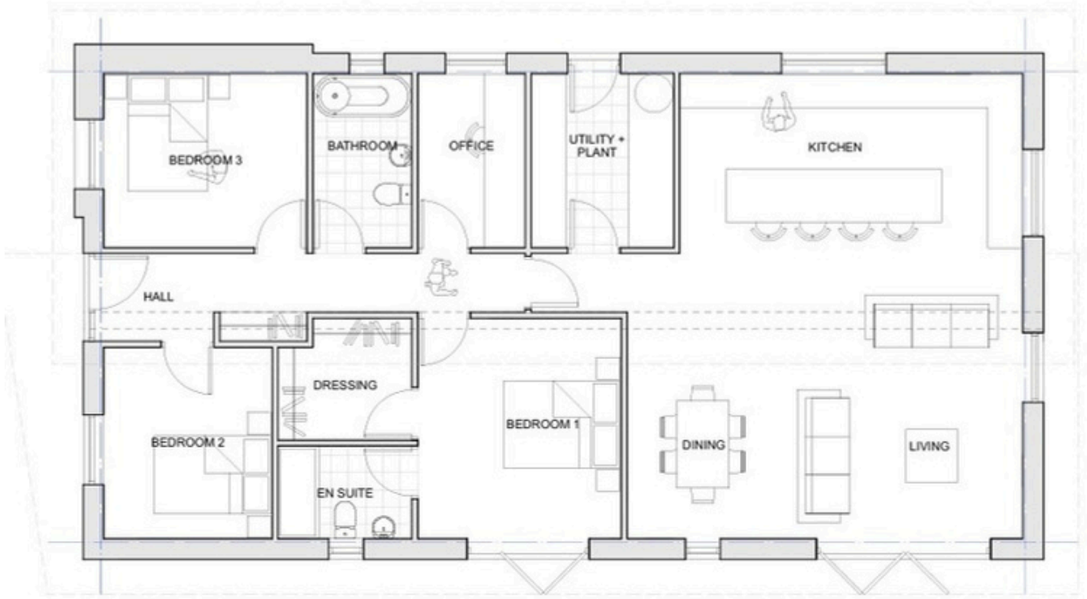
# Accommodation

LOCATION

The development is situated within the small rural village of Chilsworthy, approximately 2 miles north-west of the thriving market town of Holsworthy. The village has a strong community feel and benefits from a village hall, Post Office, public house, place of worship and recreational facilities.

The nearby market town of Holsworthy provides an excellent range of everyday amenities, including supermarkets, independent and national retailers, primary and secondary schooling, leisure facilities, an 18-hole golf course and a traditional weekly Pannier Market.

The popular North Cornish coastal town of Bude lies approximately 10 miles away and is renowned for its sandy beaches, surfing and dramatic coastal scenery.









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# Description

A rare opportunity to purchase a phased development of three open market dwellings located on an exclusive estate, close to the Devon / Cornwall boader with easy access to the market town of Holsworthy and the coastal town of Bude.

Given the opportunity at hand and location and size of the site, it is sure to appeal to a myriad of buyers including developers and those seeking self-builds.

The properties each comprise of spacious open plan kitchen living, dining spaces, with a dedicated office, utility room and three double bedrooms, with the master enjoying a walk in dressing room and ensuite.

Architecturally, the single storey properties will benefit from vaulted ceilings to the rear, bringing natural light through he property and creating a intriguing design.

The development will be accessed via the completed development known as Carroll Rise, and has already been connected water, electric and drainage for both surface water and sewage.

The site offers the perfect opportunity for a builder or developer to start construction with immediate effect.





# Planning Information

**PLANNING PERMISSION**
Full Planning Permission has been granted by Torridge District Council under planning reference 1/0065/2025/REM for the erection of three detached bungalows.

We understand from the current owners that installation of drainage, water and electric has been connected.

Copies of the approved planning permissions, plans and associated documents are available from the selling agents or via the Torridge District Council Planning Portal.

**LAND PLAN**
**T**he site extends to approximately 0.65 acres (0.26 hectares) as shown edged red on the identification plan. The plan is for identification purposes only and is not to scale.

**SERVICES**
Mains electricity, water and drainage connected
Broadband availability: Full fibre to the exchange.
Mobile signal coverage: Voice and Data limited availability (Ofcom).
Please note the agents has not inspected or tested these services.

**TENURE:** Freehold

**WHAT.3.WORDS:** trailing.coffee.corrects

**VIEWINGS**
Please check availability prior to making any travel arrangements. Viewings are accompanied and strictly by appointment only.




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