



# Building at Lake Lodge

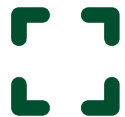
Bradworthy, North Devon



# Building at Lake Lodge

Bradworthy  
North Devon EX22 7SQ

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



1367.03 sq ft

- Workshop with full planning for conversion to 3 dwellings
- Potential for alternative uses (subject to planning)
  - Attractive and accessible location
- Site approximately 0.20 acres (0.08 hectares)

Guide Price **£295,000**

Freehold

Tiverton Sales  
01884 218911  
[tiverton@symondsandsampson.co.uk](mailto: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. Predominantly laid with compacted gravel and level ground, the site offers excellent accessibility.

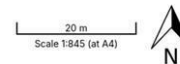




## Building at Lake Lodge



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## PLANNING HISTORY

1/0622/2010/FUL - Full Planning approval was obtained for the Erection of Store for Existing Hauliers Yard  
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)  
1/0253/2025/CPE - A certificate of Existing Lawful Development was obtained in March 2025 which confirms the commencement of planning approval 1/1195/2019/FUL.

## 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.

## LOCAL AUTHORITY

Torridge 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/050826



01884 218911

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



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