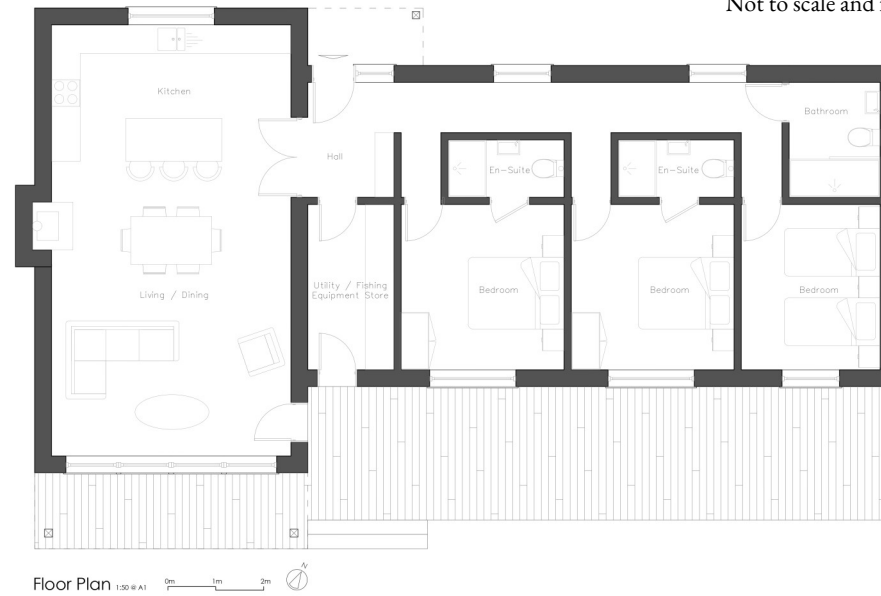




Deers Leap, Broomhill Farm, Pancrasweek, Holsworthy, Devon EX22 7JZ

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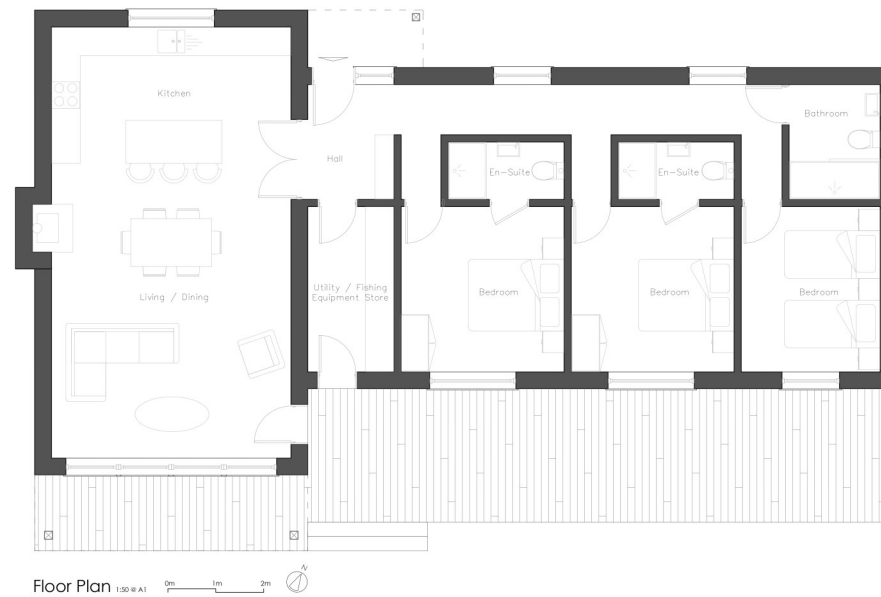
Proposed Cottage 1



Drawing and Floor Plans

Not to scale and for identification purposes only.

Proposed Cottage 2



Deers Leap, Broomhill Farm, Pancrasweek, Holsworthy, EX22 7JZ

Detailed Planning Permission | Two 3-Bedroom Dwellings | Approx. ¾ Acre

An exciting development opportunity with **detailed planning permission for two three-bedroom dwellings**, set within approximately ¾ of an acre.

Detailed planning permission allows for **unrestricted 12-month holiday use**, providing flexibility and potential for a variety of uses.

Countryside setting offering far-reaching rural views while remaining conveniently positioned for local amenities and transport links.

Guide Price £150,000



Location

Deers Leap enjoys a peaceful rural setting on the Devon/Cornwall border, approximately six miles from the ancient market town of Holsworthy. Renowned for its traditional weekly livestock and pannier markets, Holsworthy offers an excellent range of everyday amenities, including independent shops, supermarkets, banks, professional services and agricultural suppliers.

The popular coastal town of Bude lies approximately seven miles to the west and is renowned for its sandy surfing beaches, dramatic coastal scenery and access to the South West Coast Path.

To the south, the historic market town of Launceston, with its medieval castle, provides convenient access to the A30, offering excellent road links through Devon and Cornwall. From here, the cathedral city of Exeter can be reached in approximately 45 minutes.

Description

This exceptional 0.71 acre site benefits from full planning permission for the construction of two detached, single-storey, three-bedroom dwellings, each with unrestricted 12-month holiday occupancy.

The approved plans provide for two identical contemporary bungalows, thoughtfully designed with spacious and well-proportioned accommodation. Each property comprises three double bedrooms, two with en-suite facilities, a separate family bathroom, utility room/equipment store and an impressive open-plan kitchen/dining/sitting room with a south-easterly aspect.

Each dwelling has provision for two dedicated parking spaces to the front and sits within a generous plot, providing considerable scope for individual landscaping and the creation of substantial private garden areas.

With its unique rural setting amidst a wealth of undisturbed wildlife and with direct road access, generous overall acreage and the benefit of an existing planning consent, the property represents an exciting and increasingly rare opportunity for purchasers seeking a development project with the potential to create a holiday letting enterprise, life-

style investment or rural smallholding, with ample space for a variety of smallholding and amenity uses, subject to any necessary consents.

There is potential for further land to be made available to include woodland and further pasture land subject to separate negotiation.

Planning Permission

The site has planning permission granted under application number: 1/0715/2022/FUL. Initial foundation works have commenced and have been formally signed off, thereby validating the planning permission. .

Full details are available on the Torridge District Planning Portal.

Community Infrastructure Levy

To our knowledge there is no on or off site affordable contribution, Community Infrastructure Levy, Education or Transport contribution payable in respect of this site. Buyers must satisfy themselves prior to purchase with regards to any potential charges due.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plans

The plans included are for identification purposes only and not to scale.

Services

There is a mains water connection and electricity is available, subject to connection cost.

Tenure

Freehold with vacant possession.

Local Authority

Torridge District Council.

Directions

Postcode = EX22 7JZ

What3words = ///creatures.consoles.revival.

Viewings

Strictly by appointment.

Contact Us

Please call Kivells Farms & Land Department.

Phone: **01409 259547** or Email: **farms@kivells.com**.





Kivells Farms & Land Department Phone | 01409 259547 or Email | farms@kivells.com

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