

Building Land As Whole Or Separate Lots

Site Adjacent to Sutcombe Village Hall Sutcombe, Holsworthy, EX22 7PW

Guide Price

£650,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



Hawthorn Heights - Planning For 12 Residential Houses Available In Separate Lots

Site Adjacent to Sutcombe Village Hall Sutcombe, Holsworthy, EX22 7PW



A prime residential development site with FULL PLANNING, gently sloped to the South enjoying fantastic views across the nearby lush-green countryside towards Dartmoor in the far distance.

A well planned out range of 12 properties (comprising 3 x 3 bed detached – 3 x 4 bed detached – 3 x 5 bed detached – 2 x 2 bed – 1 x 3 bed) in a cul-de-sac position. The properties towards the end of the development will enjoy an un-interrupted view and substantial plots with double garaging and plenty of parking.

Prices for parcels of 3 building plots

Lot 1. Plots 1, 4 & 5 – £275,000 (3-bedroom units)

Lot 2. Plots 10, 11 & 12 – £325,000 (4-bedroom units)

Lot 3. Plots 6, 7 & 8 – £390,000 (5-bedroom units)

For purchasers looking for 1 or 2 plots there are options available please contact us to discuss.

The development site comprises 12 properties in total with excellent options for aspiring self builders, from smaller options or the whole site. There is good access to the top corner of the development site with pedestrian footpath directly outside to the site already in place, formerly used by the school.

The site is well located in a quiet and peaceful rural village that is Sutcombe. Nearby villages such as Bradworthy, Clovelly, and Woolfardisworthy each offer their own unique charm and attractions. From the famous cobbled streets of Clovelly, leading down to the picturesque harbor, to the lively community events in Bradworthy, the surrounding area is rich in history, culture, and natural beauty.

The nearby countryside is full of pretty working farms with pretty livestock, ancient woodlands, and meandering rivers. The stunning North Devon coast is within easy reach, where dramatic cliffs and sandy beaches await. Perfect for those who enjoy a brisk walk or stretch of the legs with their furry four-legged friends.

Holsworthy 7.5 miles

Welcombe Mouth 11 miles

Clovelly 13 miles

Bude 13.5 miles

DETAILS

Hawthorn Heights development site is now available to purchase as a whole or in separate parcels, with the following plots and guide prices:

Lot 1. Plots 1, 4 & 5 – £275,000 (3-bedroom units)

Lot 2. Plots 10, 11 & 12 – £325,000 (4-bedroom units)

Lot 3. Plots 6, 7 & 8 – £390,000 (5-bedroom units)

Services & Access (for plot split options)

The vendors will at their cost provide utility services - electricity - broadband - water - foul drainage laid up to the edge of each plot. A temporary access road has been created which will prior to completion of any units be finished to base course layer and the finish layer on completion of all the units. This will be at the cost of the Vendor. The Vendors will pay for any CIL's or section 106 payments due.

Phillips Smith & Dunn have calculated an approximate Gross Development Value (GDV) for the site, based on recent comparable sales within the local area and surrounding villages. Supported by our experienced Residential Sales and Land Department, detailed projections for the development are available. For further information, please contact the Phillips Smith & Dunn Bideford office.

Buyer Options

The seller will consider the sale of individual plots, part of the site, or a potential phased purchase. Interested parties are encouraged to contact Edward Passmore at Phillips Smith & Dunn to discuss options in more detail.

Viewing

The land may be currently stocked and viewings are strictly by prior appointment only. All gates must remain closed at all times.

Important Notes

The red boundary lines shown are for identification purposes only and should not be relied upon as being to scale. An Ordnance Survey plan with supporting title number DN753895 confirms the site extends to approximately 1.67 acres (0.68 hectares), in accordance with the current Land Registry title.

Services

Broadband: Airband hub at the site entrance (estimated speeds of 60–80 Mbps)

Electricity: Available immediately outside the site

Drainage: Runs east to west across the site

Water: Runs north to south through the site

Planning consent was granted by Torridge District Council under application number 1/0427/2025/FULM with a decision dated 4th September 2025. Full details can be found on the Torridge District Council planning portal.

For more details regarding the development site or to arrange a viewing, please contact the Phillips Smith & Dunn Bideford team.







DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for about 3 miles and upon reaching Holsworthy Beacon take the left hand turning. Follow this road for approximately 2 miles, turn right towards Sutcombe and you will find the development site on your right just after passing Sutcombe Memorial Hall. Using the popular FREE mobile app What Three Words - [atom.greed.loaders](https://www.what3words.com/)



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or, out
of office please contact Edward
on 07772363674



