



Village Development Site for 5

Bridgerule, Devon, EX22 7EN



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£425,000 Guide Price

Site for 5 detached dwellings with a mixture of houses and bungalows

Reserved matters planning permission granted

Elevated position with scenic rural views

Sought-after village location

Fifteen minutes' drive from the coast

Backing onto completed development site

No CIL to pay



Situation...

Stunning site with scenic rural views afforded from all 5 plots in this elevated position. Located just a short walk to the centre of this thriving popular rural village. In under 15 minutes' drive you can reach the much-famed north Cornish coast and popular town of Bude.

The plans propose three traditional bungalows and two 2 storey four-bedroom dwellings. Each plot would have its own parking and garage provision as well as amenity spaces to the rear. The design of the dwellings are traditional in their design approach, with natural slate pitched rooflines and elevations including render, natural stone and natural slate hanging.

Internally all the properties will offer spacious and light-filled accommodation large open plan kitchen/dining rooms and separate living room with bi-folding doors. All master bedrooms will feature a spacious ensuite with the bungalows complemented by two further bedrooms, a family bathroom, and utility room. Whilst the houses boast an additional fourth bedroom and ground floor cloakroom.

The existing site is an open agricultural field used for grazing and slopes steeply down from south to north. There are existing mature hedgebanks to the southern and eastern boundaries with fencing to the western boundary. The northern boundary extends to the rear gardens of the recently completed properties to MacArthur Close which is located immediately to the north. The boundary between the two sites is formed of a bank with immature hedge planting to the top.

There are existing bungalows located to the west of the application site and an agricultural contractors business located to the north-east of the site. To the south of the application site, on the opposite side of the road is Glebe House which is Grade II listed and includes a number of buildings which are used as holiday cottages and for events. As existing the site includes a field gate to the south-eastern corner. The site comes under Torridge district council and does not have CIL to pay.

All relevant supporting documentation pertaining to the planning permission is available for inspection at the agents' office at Kivells, 8 Belle Vue, Bude, Cornwall, EX23 8JL.



Residential development site on the fringes of the semi-rural village of Bridgerule with Public House, primary school, playing field, village hall and places of worship. A village shop is due to be constructed in the near future.

Bridgerule is conveniently situated between the thriving market town of Holsworthy and the north Cornish coastal resort of Bude being just five miles from both. Much of the north Cornish coastline is a Site of Special Scientific Interest and provides many sandy beaches with a variety of watersports available.

A range of shopping facilities are available in the market town of Holsworthy including a supermarket as well as sporting facilities and a range of other recreational amenities.

There is an excellent preparatory school in both Bude and Holsworthy.

A wider range of educational, recreational and shopping facilities is available to the south in Launceston, approximately 12 miles. The cathedral city and county town of Exeter is about 50 miles to the east.

PLANNING

Reserved matters planning has been granted under 1/1025/2024/REM dated 6th March 2025 and was previously given Outline Planning consent granted by Torridge District Council under cover of application number 1/0780/2022/OUT dated 9th February 2023. A full copy of the planning consent, a copy of the planning officer's report to the committee and other supporting documents are available on the Torridge Distract Council website or from the agents, upon request.

The advisers who assisted the application are:

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COMMUNITY INFRASTRUCTURE LEVY

Please note that the proposed development **will not** be liable for a charge under the Community Infrastructure Levy (CIL) Regulations.

SECTION 106 AGREEMENT

We await a copy of the section 106 agreement but the following contributions are envisaged to be included:

Secondary school transportation contribution

Means the sum of £5,144 (Five Thousand One Hundred and Forty Four Pounds) being a contribution towards transport for secondary school pupils to Holsworthy Community College

Off site parks, sports and recreation contribution

Means the sum of £22,534.41 (Twenty Two Thousand Five Hundred and Thirty Four Pounds and Forty One Pence), being a contribution towards green infrastructure provision within Bridgerule of which £19,269.08 towards off-site equipped play space, sport and recreation in Bridgerule along with £3,265.33 towards the maintenance of these areas.

CONDITIONS OF PLANNING

The reserved matters consent was subject to four conditions which are details in the granted planning permission available on request.

SITE PLAN

Site plan for identification purposes only, not to scale. Full planning documents and plans are available at the agents office.

SERVICES

There are mains utility services located in the vicinity, however prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.





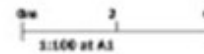
South East Elevation



East Elevation



West Elevation









First Floor 0m 2 4
1:300 at A1



Ground Floor 0m 2 4
1:300 at A1

Floor plan for identification purposes only, not to scale

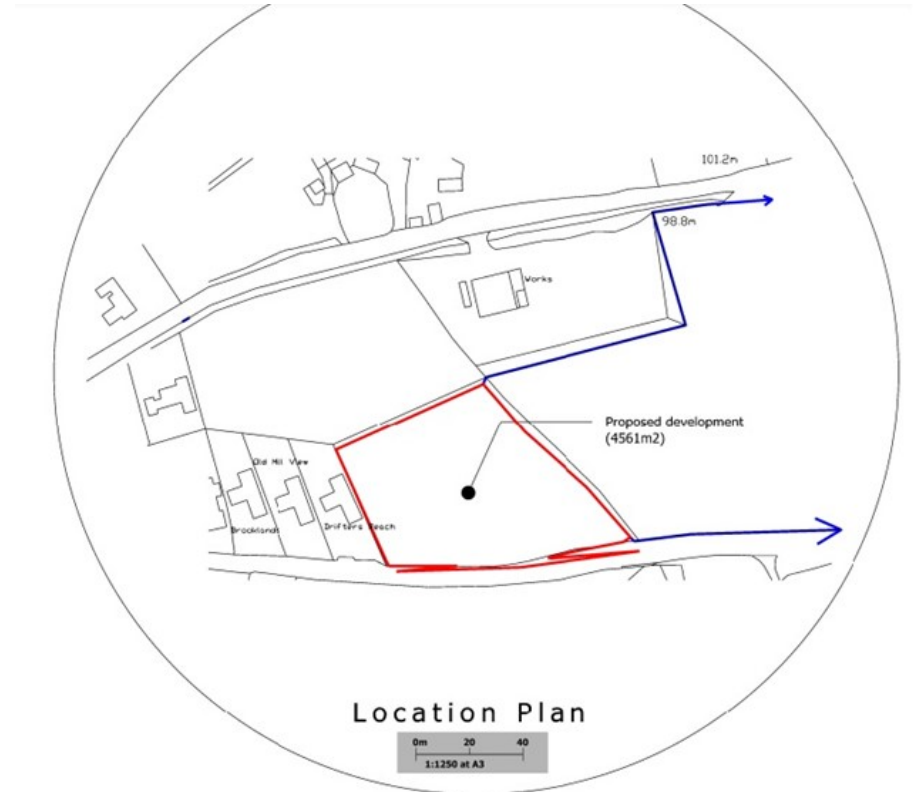
-  EE Rating - TBC
-  Council Tax Band - TBC
-  Directions
What3Words - untrained.discusses.playing
-  Virtual Tour
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Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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