



# Great Knowle Farm

Pyworthy, Holsworthy, Devon, EX22 6JY



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£375,000 Guide Price

Fantastic development and investment opportunity

Planning permission granted for the conversion of a barn into a four bedroom detached dwelling and holiday cottage

Further planning permission granted for the conversion of a barn into three four bedroom dwellings

Total site exceeding 1.5 acres of land

Stunning rural location with far-reaching countryside views

### Location

Found in the heart of the popular rural village of Pyworthy with its church, public house, village hall, playing field and playground, some 2 miles from the market town of Holsworthy. Holsworthy offers a full range of shops (Waitrose), businesses and leisure facilities including Holsworthy golf club and swimming pool and gym.

The spectacular North Cornish coastline just nine miles with sandy beaches and many leisure pursuits available offering lovely walks, water sports and further amenities.

Further afield Okehampton, the 'gateway to Dartmoor' is some 20 miles and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles as





The site is in receipt of planning permission for the conversion of a number of barns which will lead to the creation of 4 residential properties and 1 holiday let.

Each of the residential properties will be 4 bedroom conversions with all enjoying far reaching countryside views from their elevated position. The larger 4 bedroom stone built, single story property comprises of a large open plan kitchen/ dining and family room with bi-fold doors to the west facing elevation and a further 2 bedroom holiday let with an open plan living space.

The additional 3 residential properties, will also be 4 bedroom properties with the main living spaces set to the front which will benefit from uninterrupted countryside views.

### PLANNING PERMISSION

Planning Permission has been granted to convert two extant barns into a detached four bedroom residential dwelling and a detached two bedroom holiday cottage. Planning Permission was issued by Torridge District Council under the references 1/0045/2022/FUL and 1/0046/2022/FUL.

In addition to the above, Planning Permission has also been granted by Torridge District Council under planning reference 1/0053/2022/FUL in order to convert an existing barn into three four bedroom residential dwellings.

We understand from the current owners that private drainage installation's have been carried to keep the planning active.

### LAND PLAN

Land plan for identification purposes only, not to scale. Full planning documents and plans are available at the agents office: Kivells Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA.

### AGENTS NOTES

Please note that the most northerly barn is to be removed once the development has been completed.

### SERVICES

Mains electricity and water, private drainage via a waste treatment system. Broadband availability: Standard ADSL, 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:** bunk.lordship.fermented

### VIEWINGS

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

### CONDITIONS OF CURRENT PLANNING

The outline consent was subject to seven conditions briefly summarised below. The full conditions can be seen on request.

1. Approval of the details of:
  - a) appearance
  - b) Landscaping
  - c) Layout
  - d) scale

2. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this decision and the development hereby approved shall commence no later than two years from the final approval of the last reserved matters, to be approved whichever is the later.

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

4. The first reserved matters application shall provide full construction, surfacing and drainage details for the access arrangement and footway show on the 'Amended Proposed Site and Site Entrance Plan'. Prior to first occupation, the access arrangement and footway shall be completed in accordance with the agreed details and retained as approved thereafter, and; the visibility splays as show on 'Amended Proposed Site and Site Entrance Plan'.

5. The first reserved matters application shall provide full details of a scheme of landscaping, tree protection and earth bund/Cornish Hedge.

6. The first reserved matters application shall provide full details of a scheme for the provision of foul and surface water management.

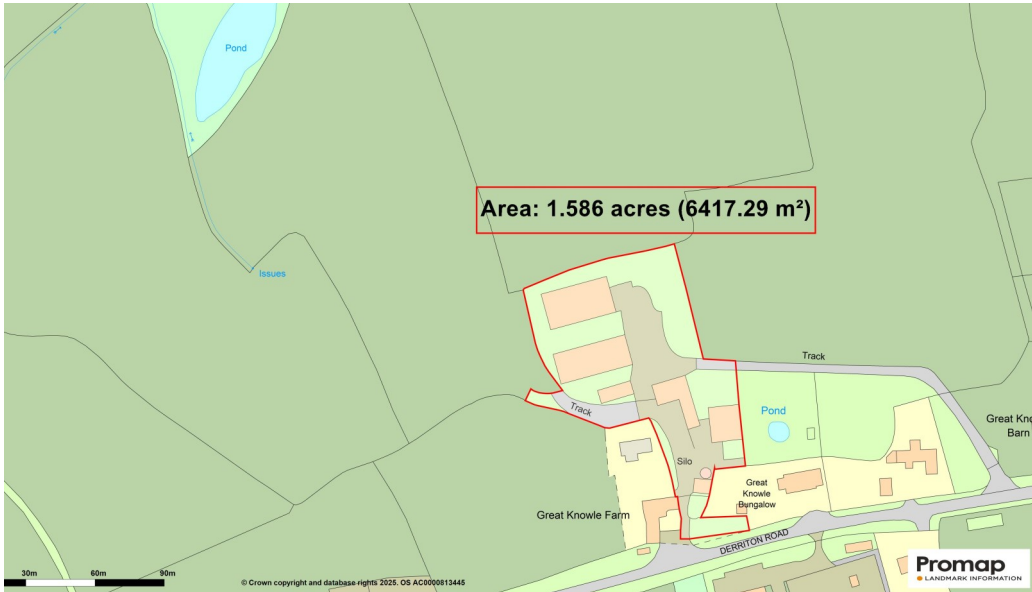
7. The development hereby approved shall be carried out in accordance with the recommendations and mitigation within the submitted Ecological Survey (Preliminary Ecological Appraisal Survey Report carried out by Devon and Cornwall Ecology and dated May 2022).

### IMPORTANT NOTICE

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