



Site for 4 Dwellings, Pyworthy, EX22 6XU Guide Price **£350,000**

Available 7 days a week

Site for 4 Dwellings, Pyworthy, Holsworthy, Devon, EX22 6XU

- Reserved matters planning permission granted
 - Site for 4 detached dwellings
- Further land available by separate negotiation
 - Sought-after village location
 - Less than 9 miles to the beach
 - Sites backing onto open farmland
 - No CIL to pay



Location

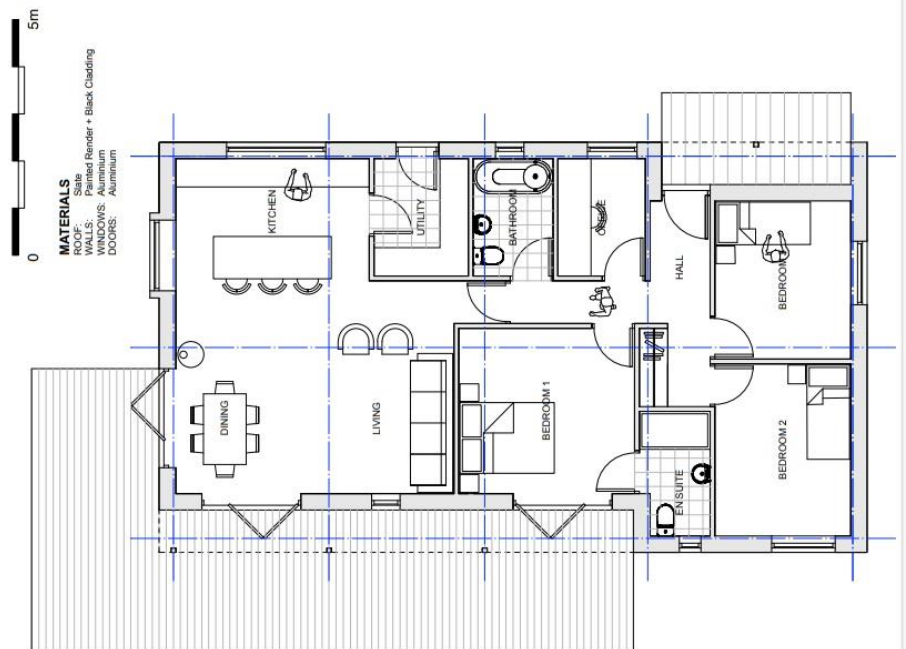
Found on the fringes of the popular village of Pyworthy with its church, public house, village hall, playing field and playground. Situated close to Holsworthy, being some 2 miles away, which has a full range of shops (Waitrose), businesses and leisure facilities including Holsworthy golf club and swimming pool and gym. The spectacular North Devon and Cornish coast lines just nine miles with sandy beaches and many leisure pursuits available offering lovely walks and water sports. The Cathedral City of Exeter is approximately 45 minutes drive and offers a full range of facilities as well as mainline international airport.

Holsworthy 01409 253 888
holsworthy@kivells.com

Available 7 days a week



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DESCRIPTION

Excellent development opportunity for 4 detached dwellings on good sized plots backing onto open countryside. Located in the sought-after village of Pyworthy with excellent local community and strong resale values. The site is generally level with a gentle slope from east to west. The site comes under Torridge district council and does not have CIL to pay.

The floorplans created are for 4 x three bedroom bungalows with large open plan kitchen/living/dining rooms. With bi-fold doors to the north and west elevations the main living space will be light and airy and boasting far reaching countryside views. The master bedroom will feature a spacious ensuite and all will be complemented by two further bedrooms, a family bathroom, study and utility room.

The vendors have advised that further land could also be available by separate negotiation.

All relevant and supporting documentation pertaining to the planning permission is available for inspection at the agents office at Kivells, The Property Suite, Market Square, New Market Road, Holsworthy, EX22 7FA.

PLANNING

Reserved matters planning has been granted under 1/1048/2024/REM dated 30th January 2025 and was previously given outline approval under number 1/0685/2022/OUT dated 17th January 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 District Council website or from the agents, upon request.

The advisers who assisted the application are:

GW Architects

T: 01409 281362

E: gareth@gw-architects.co.uk

W: www.gw-architects.co.uk

COMMUNITY INFRASTRUCTURE LEVY

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

OFF SITE ALLOTMENT CONTRIBUTION

Means the sum of £704.74 (Seven Hundred and Four Pounds Seventy Four Pence) being a contribution towards the provision of allotments in the vicinity of the Site.

OFF SITE PARKS, SPORTS AND RECREATION CONTRIBUTION

Means the sum of £16,489.37 (Sixteen Thousand Four Hundred and Eighty Nine Pounds and Thirty Seven Pence), being a contribution for improvements and provision of recreational facilities near the Site.

OFF SITE PLAY SPACE CONTRIBUTION

Means the sum of £4,288.04 (Four Thousand Two Hundred and Eighty Eight Pounds and Four Pence) being a contribution for the provision or enhancement of play spaces in the vicinity of the Site.

SERVICES

There are main 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.

WHAT.3.WORDS.COM LOCATION

Access for Viewing: [///artichoke.unrealistic.fattest](http://artichoke.unrealistic.fattest)

SITE PLAN

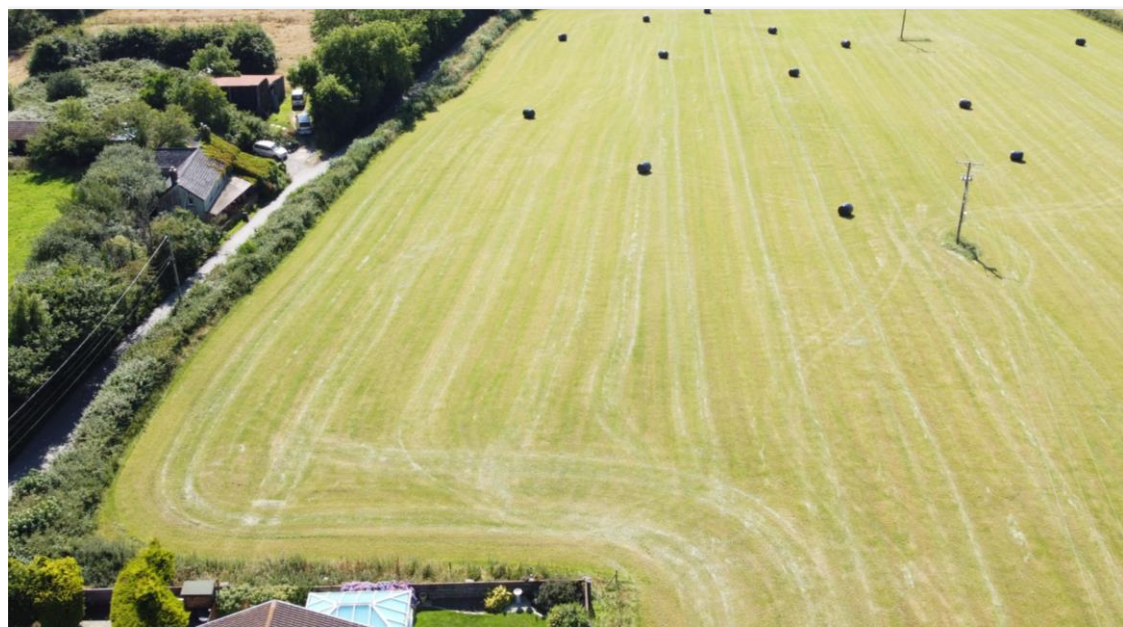
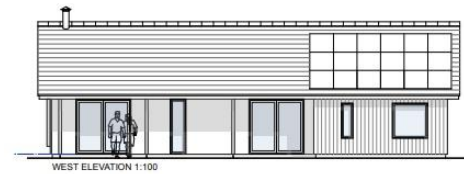
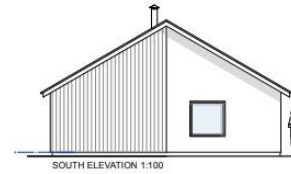
Site plan for identification purposes only, not to scale. Full planning documents and plans are available at the agents office or online.

IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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