



Class Q Site at Anvil , Holsworthy, EX22 6JW

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An exciting opportunity to acquire a substantial barn with permitted development for change of use to two dwellings, set within over 2 acres.

Holsworthy 1.7 miles - Bude 10.6 miles - Okehampton (A30) 17.6 miles

• Planning Ref: 1/0955/2024/AGMB • Planning for X2 Dwellings • Approximately 2.02 Acres • Countryside Views • Rural Location • Road Access • Off Road Parking • Freehold

Guide Price £200,000

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## SITUATION

The property is located a short distance from the thriving market town of Holsworthy and just over 12 miles from the North Cornish coast. The market town of Holsworthy lies 3.2 miles to the west with a variety of shops including a Waitrose supermarket, banks, hairdressers, tea shops, builders merchants, and agricultural and equestrian based retailer, Mole Valley Farmers. Additionally, in Holsworthy there are doctors, dentists, veterinary surgeries, educational facilities from pre-school to GCSE including the independent Shebbear College. Bude is to the west with access to the beautiful North Cornish coast and the A30 can be reached at Okehampton to the south east, with Dartmoor being easily accessible.

## DESCRIPTION

A rare and exciting opportunity to purchase a barn with permitted development to be converted into two dwellings, set within approximately 2.02 acres of it's own land and views over surrounding countryside.

The Barn has prior approval for change of use to a dwelling under application number: 1/0955/2024/AGMB with Torridge District Council.

A former agricultural barn (11.8m x 18.3m) of traditional wood and steel

construction with a concrete base and timber cladding. The planning permission offers an exciting opportunity to convert the building into two semi-detached dwellings offering open plan living accommodation with a sitting room and utility and 2 bedrooms each.

Outside the property will benefit from garden areas, off road parking, and access suitable for large vehicles. The property also benefits from an adjoining gently pasture paddock. In all extends to approximately 2.02 acres.

## SERVICES

We are not aware of any services being connected on the land. The current owner is aware that mains water is available and has obtained initial quotes for connection to electricity, however please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services. Mobile signal coverage: Voice and Data available, Broadband availability: Standard ADSL (Ofcom).

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

What3words.com: ///draw.reds.bluffing



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.