



Dunsdon, Pancrasweek, EX22 7JW Asking Price **£250,000**

Available 7 days a week

Dunsdon, Pancrasweek, Holsworthy, Devon, EX22 7JW

- Development site for 2 x 4 bed properties
 - Full planning permission obtained
 - Provision for drainage on site
 - Electricity and water in the vicinity
- Just 5 miles from Holsworthy and 8 miles from Bude

Location

Pancrasweek is conveniently situated between the market town of Holsworthy and the ever popular north Cornish coastal resort of Bude being just 6 miles from both. In Bude there is a choice of sandy beaches and some magnificent walks along the cliffs or historic Bude canal and the renowned Bude Sea Pool which opened in the 1930's as a safe space for saltwater swimming and is still open to the public today. A variety of shops and supermarkets are within access. Sporting amenities are unrivalled in the locality and include 18 hole golf courses, rugby, cricket, bowls, tennis, football and squash clubs, sea and beach fishing with coarse fishing along the canal.

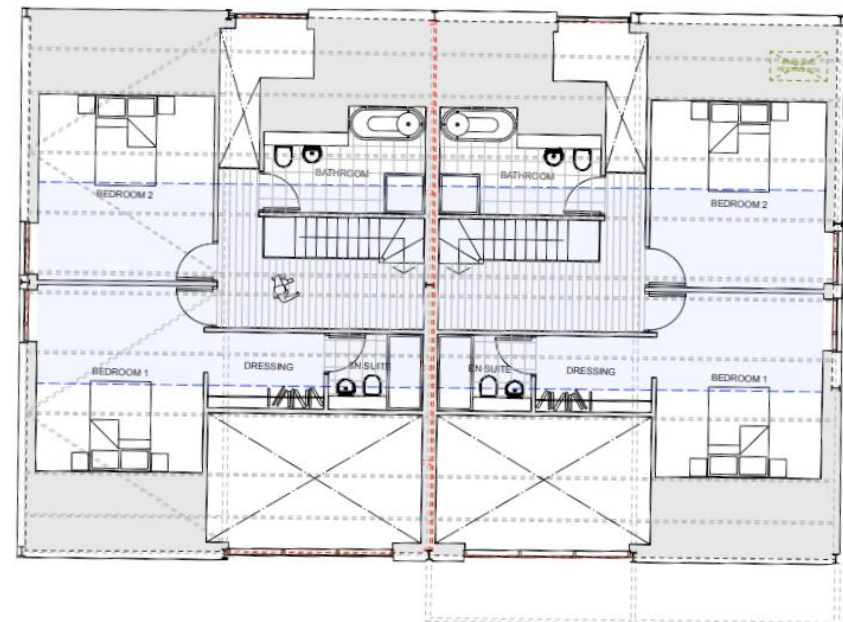
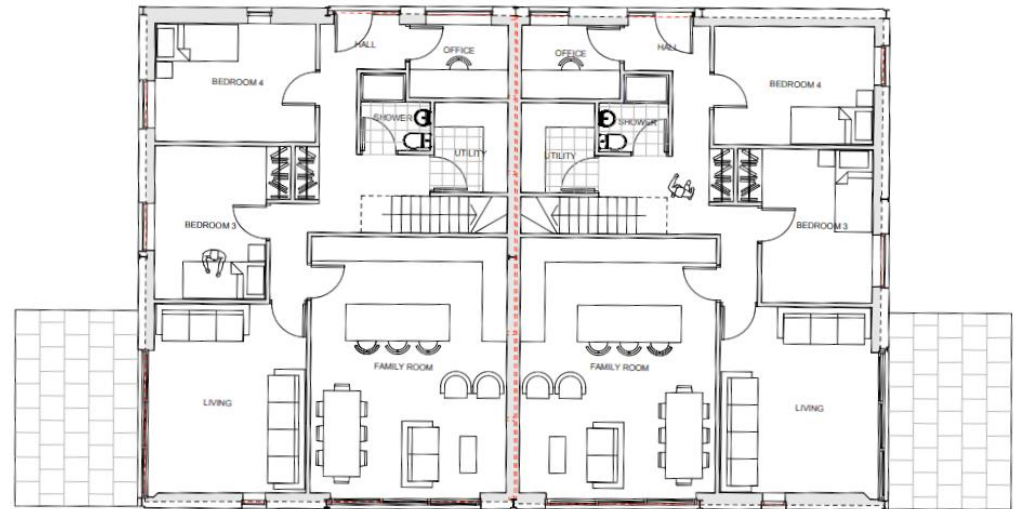
The thriving market town of Holsworthy offers Waitrose supermarket, Marks and Spencer's Food hall and attached BP fuel station, doctors, dentists and veterinary surgery together with places of worship.

Bude 01288 359 999
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DESCRIPTION

An opportunity to purchase an excellent level site for a pair of semi detached, 4 bedroom properties in a fantastic rural setting with views over neighbouring fields and the countryside beyond, The site is being sold with the benefit of matters reserved planning permission with water and electric both considered to be in the vicinity and provision for private drainage on site.

The site is set within in the parish of Pancrasweek and is conveniently located between the market town of Holsworthy and the busy coastal town of Bude.

PLANNING

Planning consent was granted by Torridge District Council under cover of application number 1/0512/2024/FUL 26th July 2024. A full copy of the planning consent may be obtained from the agents upon request.

A brief summary of the planning conditions are detailed below with full details available on the Torridge Planning website or from the agents on request.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the plans listed below:

PROPOSED ACCOMMODATION

Each property will comprise:

Living Room3
Open plan Kitchen / Dining
Utility Room
Bedroom Three
Bedroom Four
Office
Bathroom

First Floor:

Bedroom One with En-suite and Dressing Room
Bedroom Two
Bathroom

PLANNING CONSULTANTS

GW Architects LTD, Ladford Mill, Beaworthy EX21 5QY

TENURE

Freehold.

SERVICES

It is considered mains electric and water is available in the vicinity. However, prospective purchasers must verify such availability and cost of connection for all services themselves. Private drainage is presumed

PROPOSED FLOOR PLAN

The proposed floor plans are not to scale and are for identification purposes only.

LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

WHAT.3.WORDS.COM LOCATION

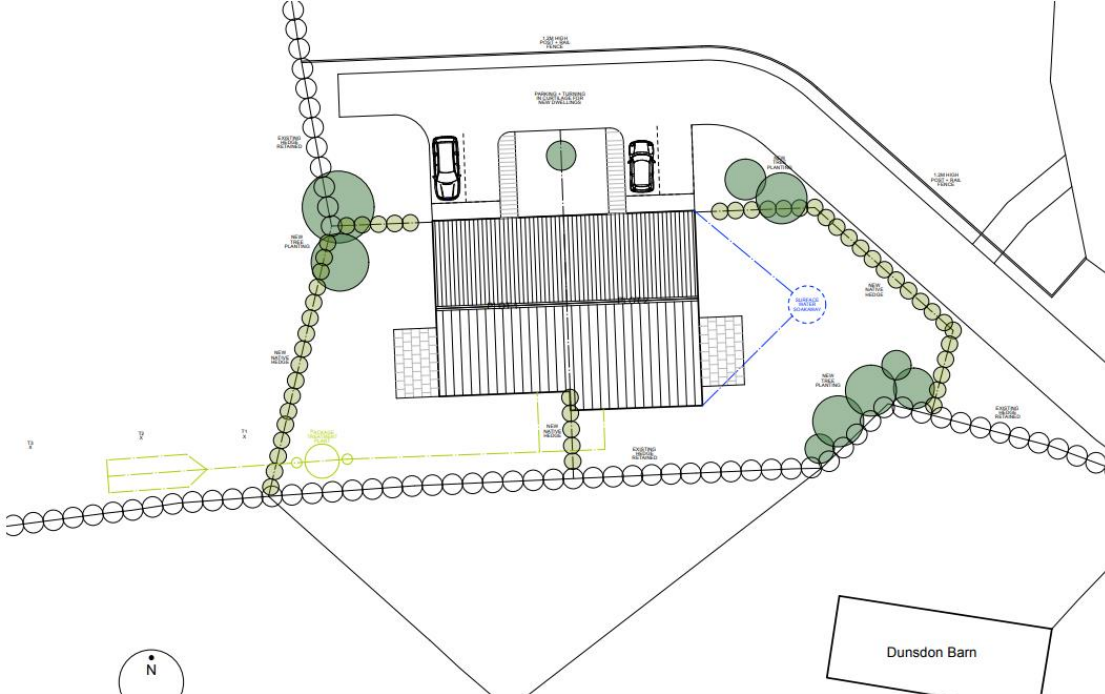
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