



Building Plot Adjoining Sunny View , Milton Damerel,  
Holsworthy, Devon EX22 7DH

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An exciting development opportunity within a  
popular rural village setting

Holsworthy 6.5 miles - Bideford 12.6 miles - Bude 15.5 miles

- Countryside Views • Two Redundant Barns for Conversion • Barn 1 - Planning Permission for a 1 Bed Dwelling • Barn 2 - Planning Permission for a 3 Bed Dwelling • Adjacent Plot with Outline Planning Permission • Additional Land Available

Offers In Excess Of £275,000

01566 774999 | [launceston@stags.co.uk](mailto:launceston@stags.co.uk)



## SITUATION

Located in the rural hamlet of Milton Damerel which has a local farm shop/tea rooms and places of worship. The market town of Holsworthy is 7 miles away and offers a more comprehensive range of facilities including a weekly livestock market and an extensive range of leisure and retail facilities including a Waitrose supermarket and an agricultural and equestrian based retailer, Mole Valley Farmers. Primary schools can be found at Bradworthy and Holsworthy; secondary schooling at Holsworthy and Bude, whilst independent schooling is available at Shebbear, Kingsley, Bideford and Exeter.

Bude is to the west with access to the beautiful North Cornish coast renowned for its dramatic cliffs and long sandy beaches whilst to the south, Dartmoor provides rugged scenery and a variety of leisure activities. The area provides ample opportunities for walking and riding as well as a haven for water sports enthusiasts being within reach of some of the best surfing beaches in the country, particularly at Bude and the nearby Tamar Lakes for sailing.

The former market town of Okehampton is some 22 miles away with access to the A30 trunk road which links the cathedral cities of Truro and Exeter giving access the M5 motorway network, mainline railway stations serving London Paddington and international airport.

## DESCRIPTION

A rare development opportunity, offering two redundant barns for conversion with planning permission for 2 dwellings and an adjacent plot with outline planning permission for a detached bungalow, set within this popular rural village setting.

## THE SITE

The two redundant buildings on the site, have full planning permission to be converted into two properties, one being 1 bedroom and the other 3 bedrooms. Planning Reference: 1/0983/2019/FUL.

An adjacent plot to the barns, has outline planning permission for a detached bungalow. Planning Reference: 1/0488/2020/OUT.

## SERVICES

Purchasers will be required to satisfy themselves as to the availability of services and connection thereto. The property is sold subject to all local authority charges.

## LOCAL AUTHORITY

Torrige District Council, Riverbank House, Bideford, Devon, EX39 2QG. Email: [planningsupport@torridge.gov.uk](mailto:planningsupport@torridge.gov.uk) Tel: 01237 428700

## AGENTS NOTE

An additional 8 acre field is available by separate negotiation. Please contact Stags Launceston for additional information.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From Holsworthy take the A388 towards Bideford, continue on this road for just under 6 miles, going through Holsworthy Beacon and into Milton Damerel taking a right hand turning at Venn Green crossroads. Continue along this road passing the Farm Shop on your right, and after approximately 1 mile take the left hand turning sign posted to the Parish Hall and you will see the development site on your left.



Kensley House, 18 Western Road, Launceston, PL15 7AS  
01566 774999  
[launceston@stags.co.uk](mailto:launceston@stags.co.uk)



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