STAGS



Redevelopment Site

Redevelopment Site, Parsonage Farm, Horwood, Bideford, Devon, EX39 4PF







Bideford 4 Miles. Instow Beach 4.5 Miles. Barnstaple 6 Miles.

A freehold building site with consent to build 2 new detached bungalows in former farmyard setting close to the coast at Instow

- Freehold re-development site
- PP to build 2 open market bungalows
- 3 Beds, 2 Bath, Open Plan Rec/Kitchen
- 2 Beds, 2 Bahs, Open plan Rec/Kitchen
- Parking and Gardens for each
- 156 sq m [1681 sq ft] & 88 sq m [950 sq ft]
- Site about 0.65 acres.
- Potential for separate access points
- Mains electricity & water nearby
- Priced to sell!

£250,000

SITUATION AND AMENITIES

Parsonage Farm lies on the fringe of the village of Horwood in glorious rural surroundings yet is within easy reach of various towns and the North Devon Coastline. Horwood boasts an ancient Church. Other amenities nearby include Lovacott Primary School about 1 mile, and the Hunters Inn and restaurant at Newton Tracey, about 2 miles. The historic port town Bideford is about 4 miles and offers a range of every day amenities including supermarkets, pubs, restaurants and leisure facilities. Just 4 ½ miles away is the popular coastal and estuary village of Instow with sandy beach and access to the Tarka Trail. The Regional Centre of Barnstaple, is about 6 miles north east and houses the area's main business, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link Road which runs on in about 45 minutes or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest International Airports can be found at either Bristol or Exeter.

SERVICES

Mains electricity and water [currently metered] are available nearby. It is envisaged that a private drainage system/s will need to be installed.

LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711 (www.northdevon.gov.uk).

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: barnstaple@stags.co.uk

DIRECTIONS

At Roundswell roundabout take the first exit on the B3232 towards Torrington and continue for approximately 2.7 miles. Once you reach the outskirts of Newton Tracey take the first right sign posted Lovacott/Horwood. Continue for approximately 1.5 miles. Just before the Church bear left signed posted Ashridge/Torrington follow the lane and the farm is about 1/3rd of a mile.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.

DESCRIPTION/PLANNING

Full planning permission was achieved on 17th June, 2025 for 'Demolition of rural building and erection of two dwellings and associated works [fall back position following approval 79017] (departure)' All relevant documentation can be viewed via the North Devon Council website, Planning Section, using the latest planning reference; 79706 for access. The two dwellings proposed are both bungalows. The proposed elevations and layouts are shown in the plans accompanying these particulars. This former farmyard will eventually comprise 5 detached dwellings, 3 of which are already established, each with independent access points. The planning consent for the two proposed bungalows currently shows an access which is initially shared however, there may be scope to totally separate these, subject to planning permission.

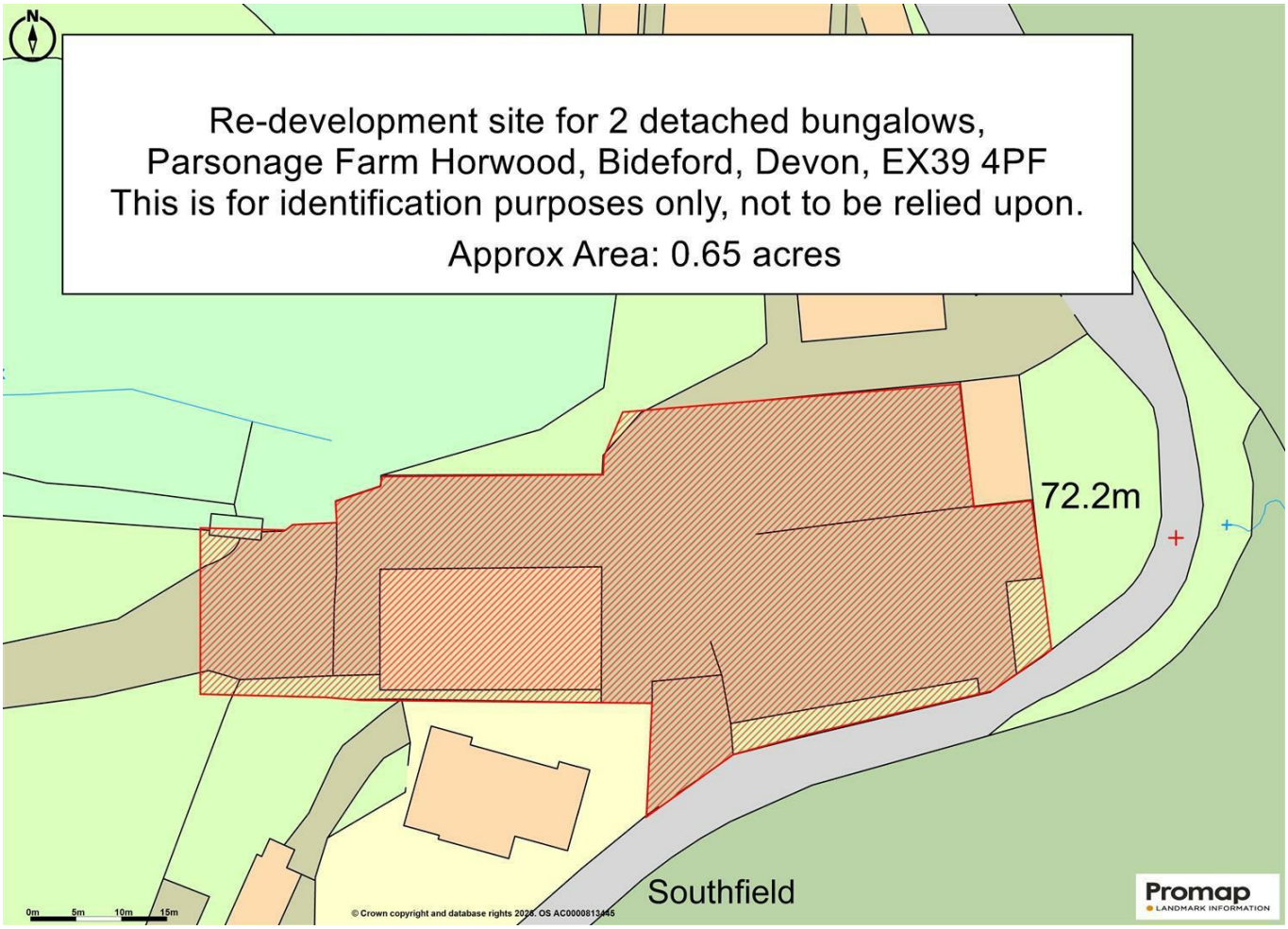

Bat Box
South Elevation
1 : 100
LIVING
DINING
KITCHEN
UTILITY
HALL
PLANT CPD
CPD
BATHROOM
BEDROOM 3
BEDROOM 1
BEDROOM 2
Ground Floor Plan
1 : 100
Bird Boxes
East Elevation
1 : 100
West Elevation
1 : 100
North Elevation
1 : 100
MATERIALS SCHEDULE
Walls: Timber cladding over Natural Stone
Roof: Slate
Windows: Aluminium - Grey
Cills: Aluminium - Grey
Doors: Aluminium - Grey
Gutters: Aluminium - Grey
Fascias: PVDu - Grey
B - 11.04.25 - Redesign of proposed dwelling
Revision:
npas
npas Devon Limited
1 Enterprise Road
Roundswell
Barnstaple
Devon. EX31 3YR
info@npasltd.co.uk
www.npasltd.co.uk
01271 324515
Proposed Residential Development
Plans and Elevations
Plot 1
As Proposed
Drawn: AB
Checked: NP
Scale: As indicated
A2 L sheet size
Drg No: 1628 30
Rev: B











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.

STAGS

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