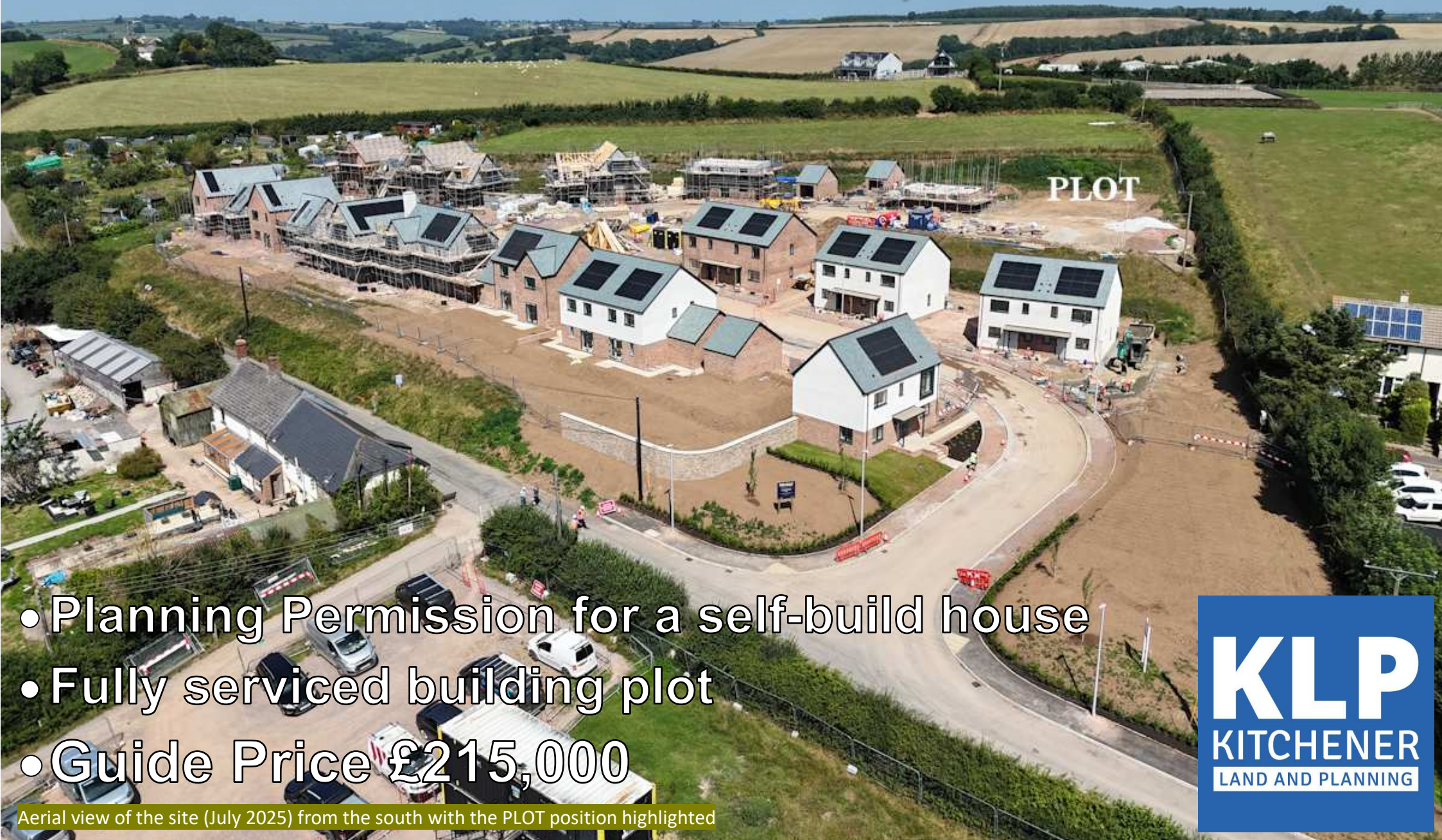


SERVICED SELF-BUILD PLOT MORCHARD BISHOP, EX17 6NZ



PLOT

- Planning Permission for a self-build house
- Fully serviced building plot
- Guide Price £215,000

KLP
KITCHENER
LAND AND PLANNING

Aerial view of the site (July 2025) from the south with the PLOT position highlighted

THE PLOT – EX17 6NZ

This is a fantastic opportunity to acquire an individual building plot for a self-builder seeking to design and build their own home. The plot is situated to the upper rear corner of this development site of just 20 dwellings on the north western edge of the village, and backs on to a field to the rear. To the front of the plot (south) is an area of landscaping as part of the wider development which is well under construction by a local developer, Westhaven Homes, who have developed several exclusive high quality smaller development sites around the Mid Devon area.

The self-build plot benefits from planning approval for the construction of a new custom build house with the location, design and appearance of the new dwelling and any outbuildings, and the parking arrangements and landscaping of the plot to be submitted to the Council by the Purchaser for approval, to discharge planning condition No.4 of the Reserved Matters Planning Permission. The plot extends to approx. 777sqm (0.19 acres) with a proposed build zone footprint area of approx. 259sqm, with a two-storey house envisaged as the proposed design, similar to that approved on Plots 6, 10 or 11, with a GIA of approximately 180sqm (1,938sqft).

The plot will be offered with access to foul and surface water drainage and all other necessary utility connections (namely water, electricity and telecommunications) these services will be accessible for connection from the road access area in front of the plot.

METHOD OF SALE

Offers are invited in the region of £215,000 for the freehold plot.

VIEWING

STRICTLY BY APPOINTMENT ONLY – LIVE BUILDING SITE.

Please contact Philip Taverner at KLP to arrange a viewing.

MORCHARD BISHOP

The picturesque village is situated in the heart of Devon between Dartmoor and Exmoor and is surrounded by unspoilt farmland. It has a rich architectural history, with several properties dating from the 14th and 15th centuries. The village has a strong community with a range of facilities including a Pub (London Inn), Church Street Stores & Café, Primary School, Doctor's Surgery, Village Hall, Bowling Club, Playing Field & Sports Clubs and the 16th century parish church of St Marys. There is a regular bus service from the village to Exeter, and the market town of Crediton is approx. 8 miles and the City of Exeter circa 14 miles to the south east.

PLANNING

Mid Devon District Council granted Outline Planning Permission for the erection of 20 dwellings (Ref.20/00618/MOUT) on land adjacent to Allotment Gardens, Chulmleigh Road, Morchard Bishop on 16th November 2021. The Reserved Matters Permission (Ref.24/00001/MARM) was subsequently granted on 28th March 2024.

Copies of the planning documents are held on file by the agents and can be emailed upon request.

SERVICES

Mains services connections for water, electricity and drainage will be brought to the southern plot boundary for connection. However, all interested parties should make and rely upon their own enquiries.

CONTACT – PHILIP TAVERNER - REF: 1005/PT/R2 (Photos 25/07/25)



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300

Site Layout Plan showing the location of the Self-Build Plot (not to scale)



Main Features

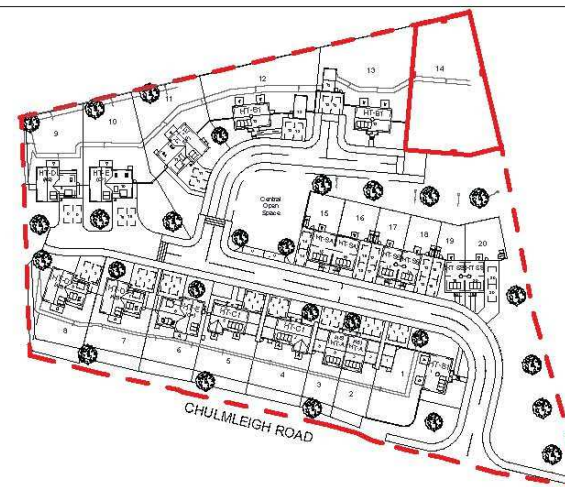
Plot Number: 14

Unit Type: Detached Dwelling

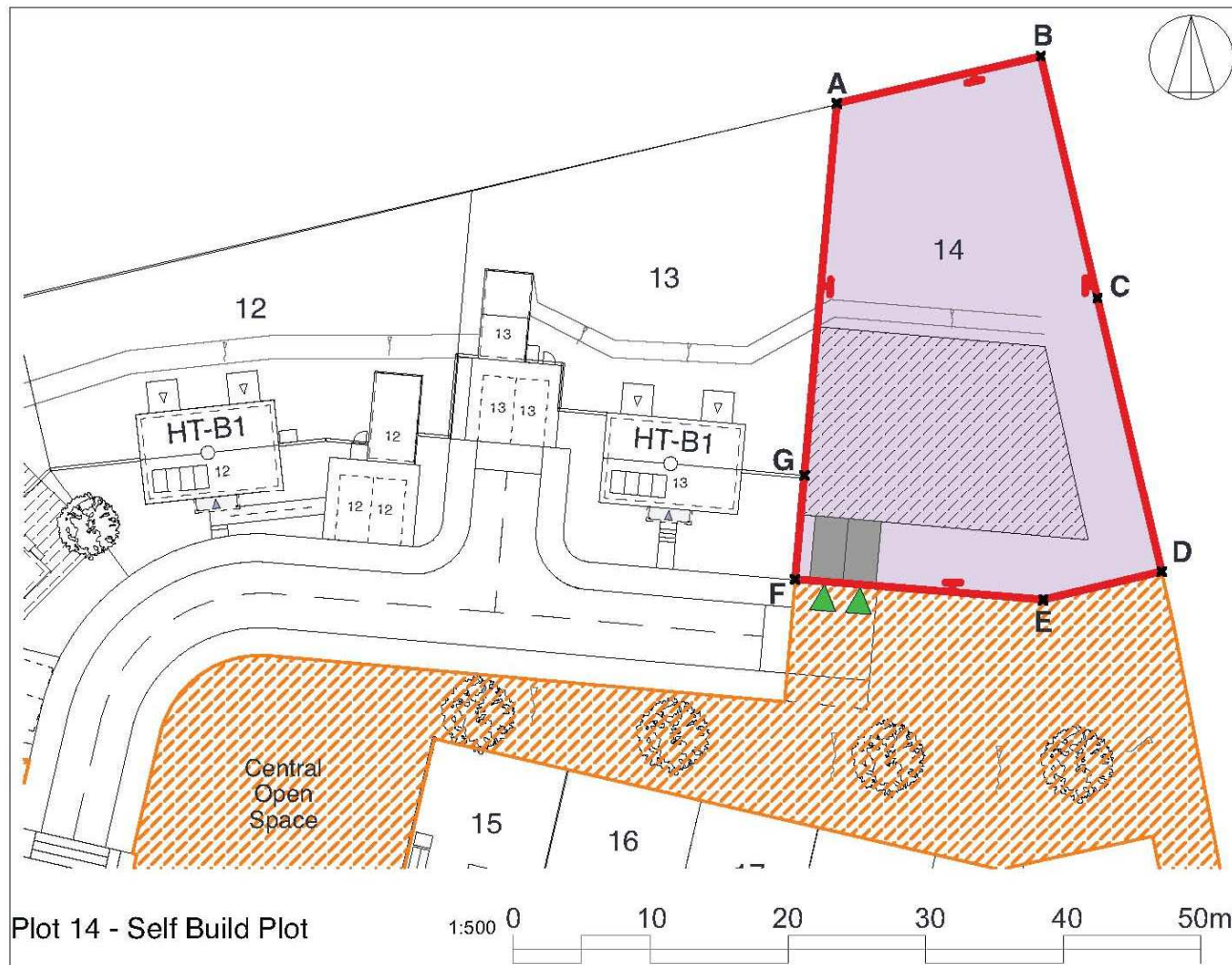
Plot Area: 777sqm

Build Zone Footprint: 259sqm

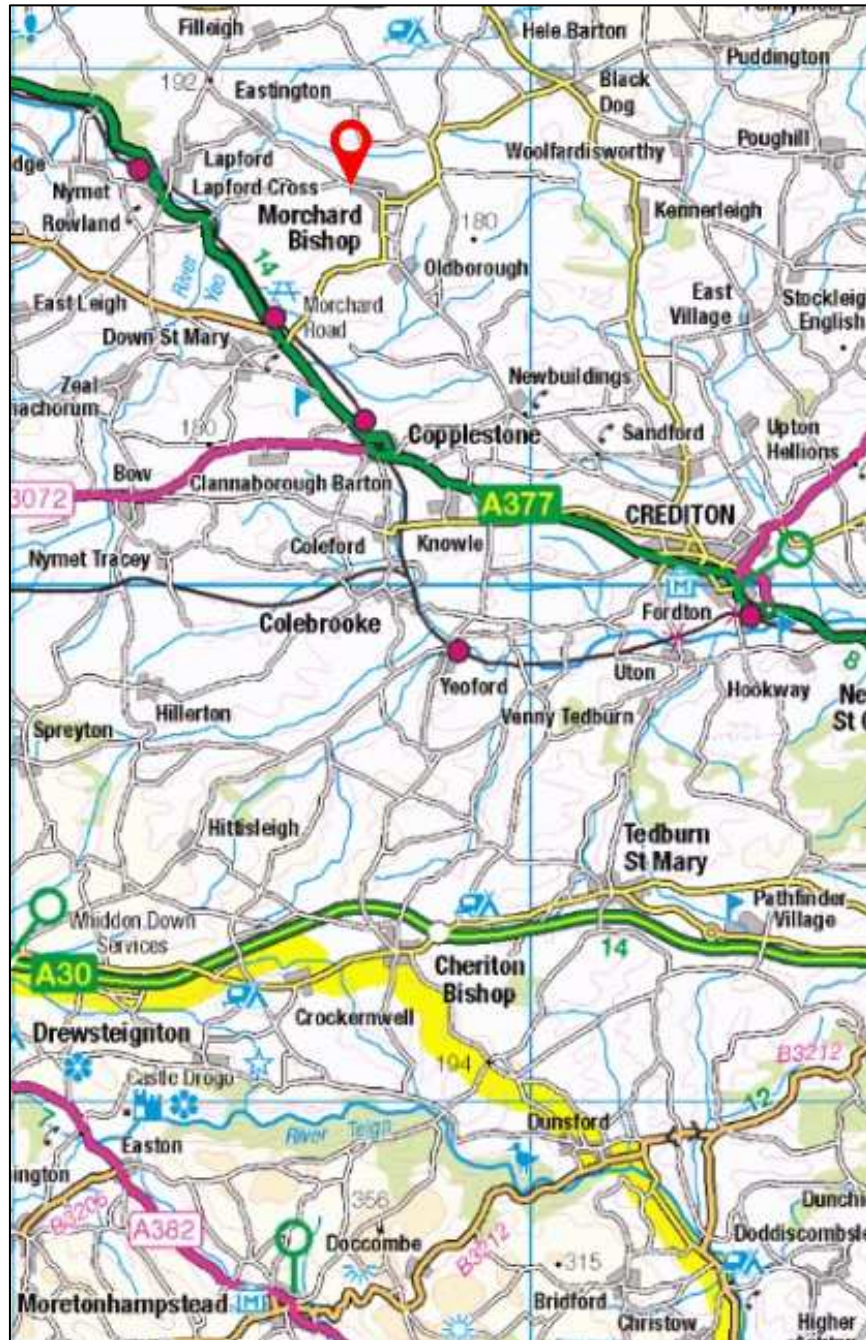
-  Extent of Plot
-  Build Zone
-  Management Land Area
-  Illustrative location of on plot car parking spaces
-  Plot Ownership Line for which the purchaser has the responsibility to maintain
-  Indicative Vehicle access point



**Plot Passport
(not to scale)**



OS Location Plans (not to scale)





PLOT

Aerial view of the site (July 2025) looking back towards the village



Aerial view of site (July 2025) looking SW towards Dartmoor in the distance

SITE

PLOT

Google Aerial Image with approximate site boundary highlighted in white
and approximate plot location indicated in relation to the village

Google Earth

300 m

N