

BRIDESTOWE OKEHAMPTON DEVON EX20 4ER

APPROXIMATELY 5.25 HA / 13 ACRES OF WHICH
APPROXIMATELY 1 HA / 2.5 ACRES ALLOCATED FOR HOUSING



- Bridestowe and Sourton Neighbourhood Development Plan 2016-2034 shows c.1 ha / 2.5 acres under Policy H3b as allocated for housing
- The whole land area to be sold as one parcel
- Subject to planning Offers Invited

from road/south boundary looking north



THE PROPERTY – EX20 4ER

The property comprises 3 fields separated by existing partial hedgerows and extends to approximately 5.25 hectares/13 acres.

The land has road frontage from the south east off Pigs Leg Lane, from where it falls gently to the north. The west half is more level and abuts existing residential dwellings on the south west boundary. The land wraps around Springfield Residential Home. To the east is Glebe Park Caravan Park, the park is open for 10 months a year, holiday use only.

The total 5.25 hectares/13 acres is to be sold as one parcel. The only access is from Pigs Leg Lane from the south east part of the site. Of the total land area for sale c.1 ha / 2.5 acres is allocated for housing, under the Bridestowe and Sourton Neighbourhood Development Plan 2016-2034, policy H3b. This parcel has the road frontage onto Pigs Leg Lane.

The land offers beautiful countryside views to the north and far reaching stunning views towards Dartmoor to the east.

BRIDESTOWE

Bridestowe is a charming rural village on the northern fringe of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, thriving Inn and Primary School and a modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link into Cornwall and east to the Cathedral city of Exeter with the M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, hospital, leisure centre and schooling.

PLANNING & TECHNICAL

The Bridestowe and Sourton Neighbourhood Development Plan 2016-2034 identifies under Policy H3b, Land at Springfield Residential Home, as a site for housing allocation, indicating 20 dwellings. This plan was made/adopted on 28 September 2021.

West Devon District Council are not a Community Infrastructure Levy charging authority.

We have not undertaken any services enquiries, interested parties will need to make and rely on their own investigations.

A copy of the Bridestowe and Sourton Neighbourhood Development Plan 2016-2034 is available on request.

METHOD OF SALE

For Sale by Private Treaty - Subject to Planning offers invited, the whole land area to be sold as one parcel.

VIEWING

By appointment with KLP

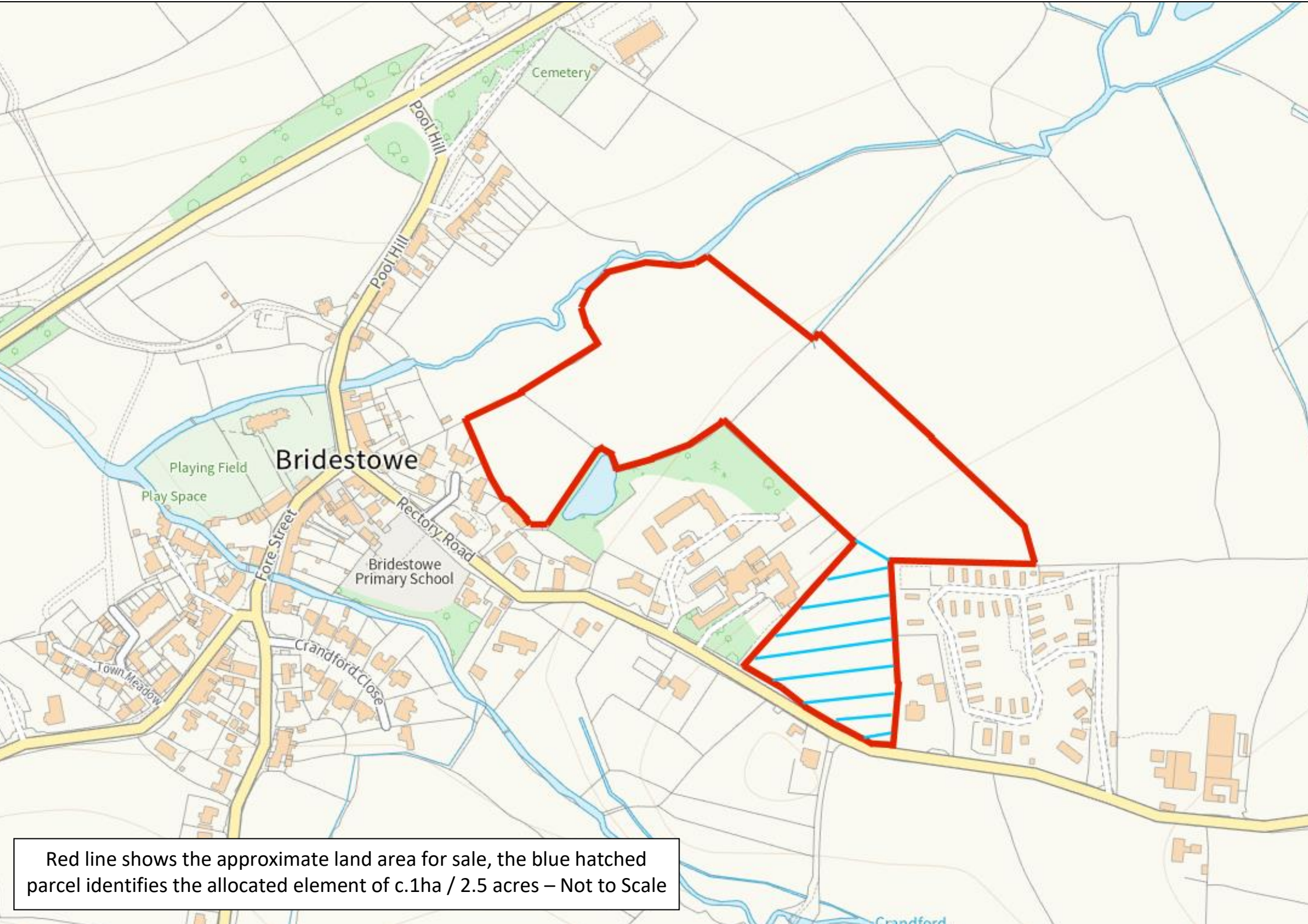
what3words at gate access: [tactical.processes.airfields](#)

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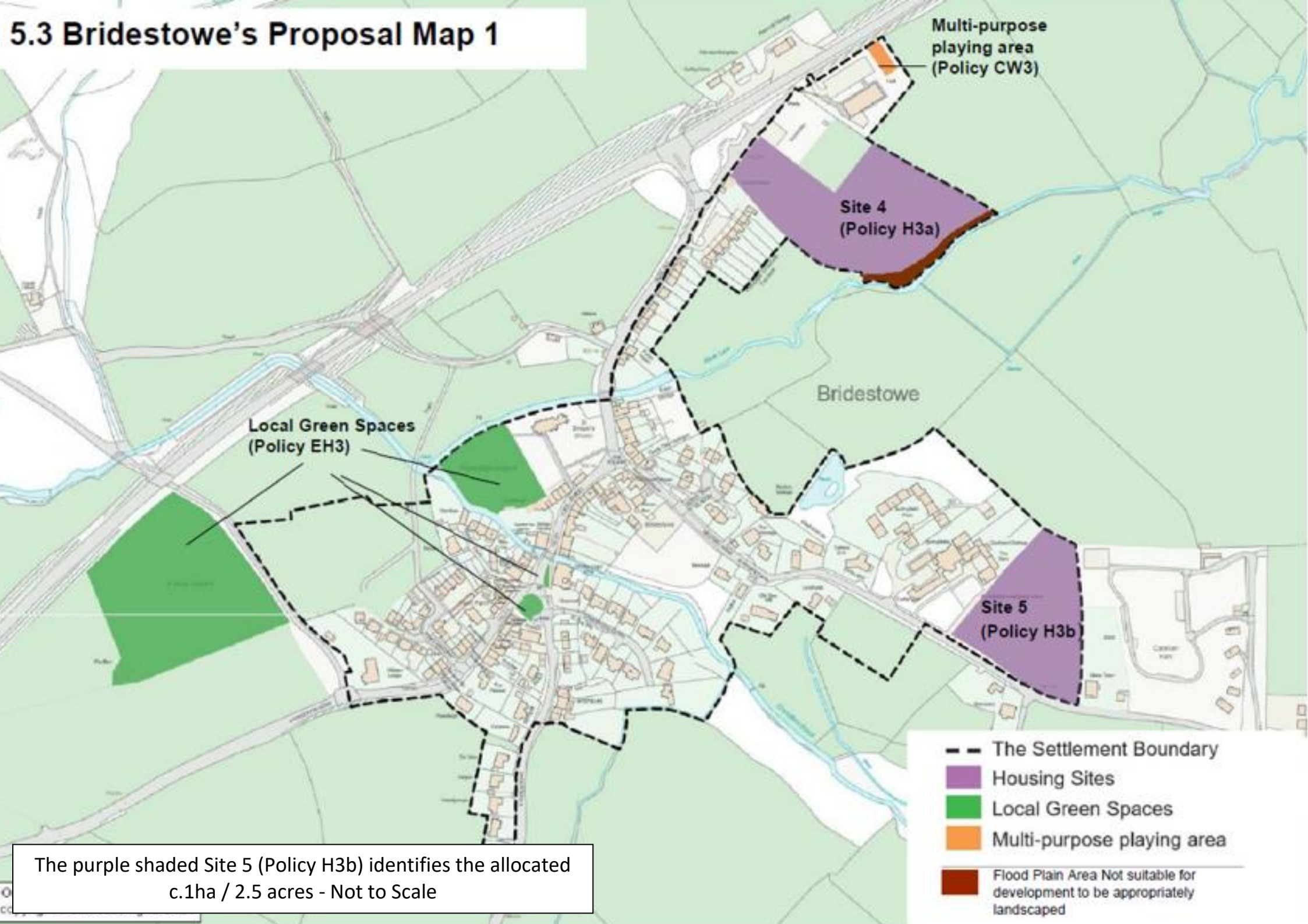
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Red line shows the approximate land area for sale, the blue hatched parcel identifies the allocated element of c.1ha / 2.5 acres – Not to Scale

5.3 Bridestowe's Proposal Map 1



The purple shaded Site 5 (Policy H3b) identifies the allocated c.1ha / 2.5 acres - Not to Scale



from south (road) boundary looking east



from north boundary looking east



c. mid site looking west



from north boundary looking west



c.mid site looking east

