

SUPERB BUILDING PLOT FOR A SUBSTANTIAL HOUSE IN c. 2 ACRES, Nr CULLOMPTON, MID DEVON

- Detailed planning approval ref. 24/00456/FULL
- Site extends to c. 0.79 ha / 1.94 acres
- Proposed new house of c. 350sqm (3768sqft) plus triple garage
- Guide Price £550,000

‘RIVERSIDE’ – EX15 1QW

KLP are delighted to offer for sale this superb development opportunity located close to Cullompton in Mid Devon. The plot offers buyers an increasingly rare opportunity to build a spacious ‘Grand Designs’ style high-end family home set in expansive south facing grounds which extend to c. 1.94 acres (0.79 ha).

Detailed planning permission was granted in July 2024 for the construction of a new dwelling following demolition of the existing agricultural building utilising the Class Q fallback position. The approved new dwelling takes the form of a two storey house with a gross internal floor area extending to c. 350sqm (3768sqdt). The property is planned with a natural slate roof, a mix of natural stone, render and composite timber cladding on the walls, and powder coated aluminium framed windows, doors and rainwater goods.

In addition to the new house, a large new detached triple garage is to be constructed with a plant room to the side. There are PV panels proposed on the south facing elevation of the garage roof.

Interested parties may wish to note that the current vendors of the plot have had further plans drawn which would extend the approved design of dwelling by means of two extensions, to create a total of 6 bedrooms and additional ground floor space - please contact the Agents for copies of these and to discuss further.

Additionally, interested parties will wish to note that pre-commencement planning conditions, associated with the detailed planning approval have been successfully discharged, as set out in more detail in the Planning paragraph below.

CULLOMPTON

The plot is located in a rural but highly accessible location, lying approximately equidistant between Cullompton and Willand, in open countryside. It is within a few minutes drive of J.28 of the M5 motorway, giving convenient access to both Exeter and Taunton, as well as the market town of Cullompton itself which offers a good selection of local amenities including a Tesco and Aldi supermarket, health and leisure centres, and both junior and senior schools. Approximately 5 miles north of town is the main line railway station of Tiverton Parkway with trains to London.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £550,000.

PLANNING

Detailed planning approval was granted on 19th July 2024 under planning application reference 24/00456/FULL for the “Erection of a dwelling following the demolition of an agricultural building utilising the Class Q fallback position (23/00403/PNCOU)”. Subsequent to gaining planning approval the vendors have discharged pre commencement planning conditions no.’s 5 (CEMP), 6 (Landscaping), 7 & 12 (Materials), 8 (Lighting), 9 (Foul drainage), 10 (Surface Water). A further application (ref. 25/00572/FULL) is currently awaiting determination by Mid Devon seeking a revision to the red line application area and change of use of agricultural land to residential. Copies of the planning documents are available via a planning and technical information pack which can be requested from KLP.

S106 & CIL

The Agents are advised that there are no S106 or CIL charges applicable to the approved planning permission.

UTILITY SERVICES

The Agents are advised that foul water drainage is proposed via a new package treatment plant to be installed on the plot, and soakaways are to be installed within the area of the drive for surface water run-off. The vendors have paid for a new mains water connection and attained easements for the water pipe to be brought to the plot – this will be installed at their cost prior to completion of a sale. A new 3 phase electricity supply is proposed for the new dwelling and the vendors have again attained the necessary easements for connection of this from an overheard pole on neighbouring land. Finally, there is a BT pole in the southern end of the site with cable in situ ready for connection to the new dwelling.

Interested parties should however make and rely upon their own enquiries of the relevant services providers prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact Alex Munday at KLP to arrange a viewing.

CONTACT



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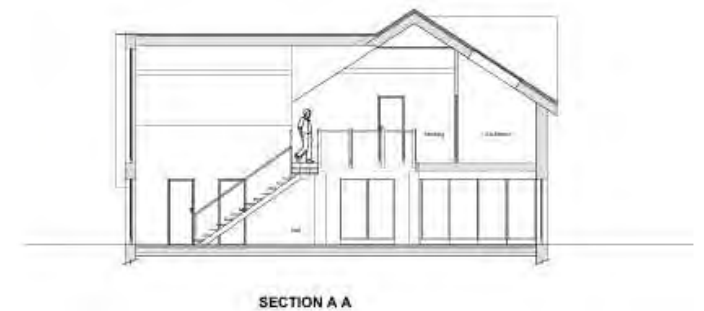
Ref: 1034/AM



Proposed site layout plan of
application ref. 25/00572/FULL
(not to scale)



Proposed elevations
of the approved new
house (not to scale)



Proposed floor plans
of the approved new
house (not to scale)



GROUND FLOOR PLAN

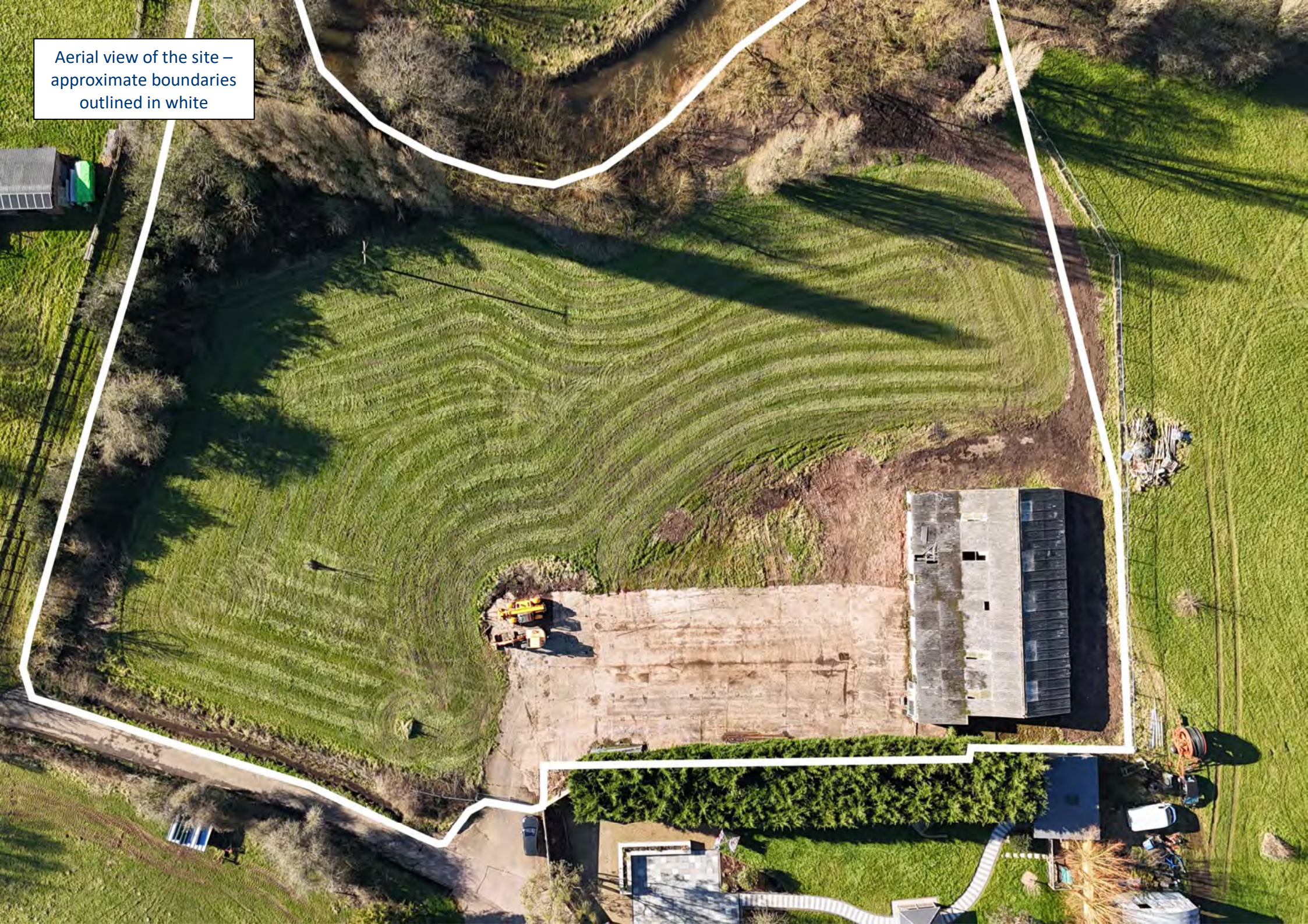


FIRST FLOOR PLAN

Existing barn for demolition



Aerial view of the site –
approximate boundaries
outlined in white



Aerial view of the site –
approximate boundaries
outlined in white

