

FOUR INDIVIDUAL PLOTS FOR DETACHED DWELLINGS HOLLOCOMBE CHULMLEIGH DEVON EX18 7QD



PLOT 1 ~ Sale Agreed

PLOT 2

PLOT 3

PLOT 4

- Full Planning Permission 1/0390/2023
- Two x 4 bedroom and two x 3 bedroom detached dwellings
- Large serviced plots, stunning location and views – Additional land available
- Guides – Plot 1 £250,000 Plot 2 £195,000 Plot 3 £220,000 Plot 4 £195,000

view across site to the west - white line denotes approximate plot boundaries

THE PLOTS

KLP are delighted to offer for sale these 4 individual building plots set in a stunning semi rural location a short distance to the east of the hamlet of Hollocombe. The land has a very gently fall east to west and offers beautiful expansive countryside views. The plots are located to the north and west of Smythen Farm, a single access will serve all four plots.

We are advised as follows re approximate plot and dwelling sizes:

Plot 1 - c.1.14 acres 4 Bedroom detached two storey dwelling c. 2126 sqft
Plot 2 - c. 0.26 acres 3 Bedroom detached two storey dwelling c. 1925 sqft
Plot 3 - c. 0.42 acres 4 Bedroom detached two storey dwelling c. 2126 sqft
Plot 4 - c.0.34 acres 3 bedroom detached two storey dwelling c. 1925 sqft

The approved drawings show a detached double garage with each plot.

Further land to the west may be available by separate negotiation, see below.

HOLLOCOMBE, CHULMLEIGH

The site is situated in the quiet semi-rural location near Hollocombe approximately five miles from Chulmleigh to the north which offers a good range of local facilities including a butchers, post office, bakery, newsagent, delicatessen, Indian restaurant, a hairdresser, a garage, two good local pubs, a Church, a primary school, secondary school and a community run Sports Centre.

The larger market town of Crediton lies approximately seventeen miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market.

The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. The A30 at Okehampton or at Whiddon Down provides alternative access to Exeter in the east or Cornwall in the West.

PLANNING & TECHNICAL

Torridge District Council (TDC) granted full planning permission under application 1/0390/2023/FUL for the demolition of two barns and erection of four dwellings (Variation of condition 2 of 1/0226/2020/FUL), Barn adjacent Smythen Farm, Hollocombe, Devon, dated 18 January 2024.

Previously TDC granted full planning permission under application 1/0226/2020/FUL for the demolition of two barns and erection of four dwellings, Smythen Farm, Hollocombe, Chulmleigh, Devon, EX18 7QD, dated 14 September 2020.

The Vendors will at their cost provide connections to each plot boundary for mains electricity, a private water supply (borehole), foul drainage (via a shared sewerage treatment plant) and for surface water drainage. They will also initially hardcore the shared site road and subsequently finish the road construction, timescale to be agreed. Shared landscaping will be undertaken and completed by the Vendor. A management company will be set up once the site is completed for all shared elements. A S106 Agreement requires the payment of £15,209, each plot will pay a quarter share.

A comprehensive Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

FOR SALE BY PRIVATE TREATY

Guides: Plot 1 **£250,000 Sale Agreed** Plot 2 £195,000
Plot 3 £220,000 Plot 4 £195,000

Additional Land: In the range £11k - £20K per acre depending on acreage required.

VIEWING

Viewing by appointment - Please contact the sole agents KLP to confirm your intention to view. **what3words:** campfires.piglet.stall



Contact: Darryl Hendley

Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: darryl@klp.land

Tel. 01392 879300

Mob. 07850 275265

REF: 1026/DH/R6



PROJECT Smythen Farm	
CLIENT Timbertek Ltd	DRAWING No -
SCALE 1:1250 @ A4	REVISION No 1
DATE 02/04/2025	DRAWN BY P du Plessis

Site plan showing the 4 plots
Not to Scale





Parcel 9461

Parcel 9071

Parcel 0570

Parcel 9588

Parcel 8287

Approximate Parcel Sizes

All parcels can be purchased separately except 9461 which must be sold with either 0570 or 9071

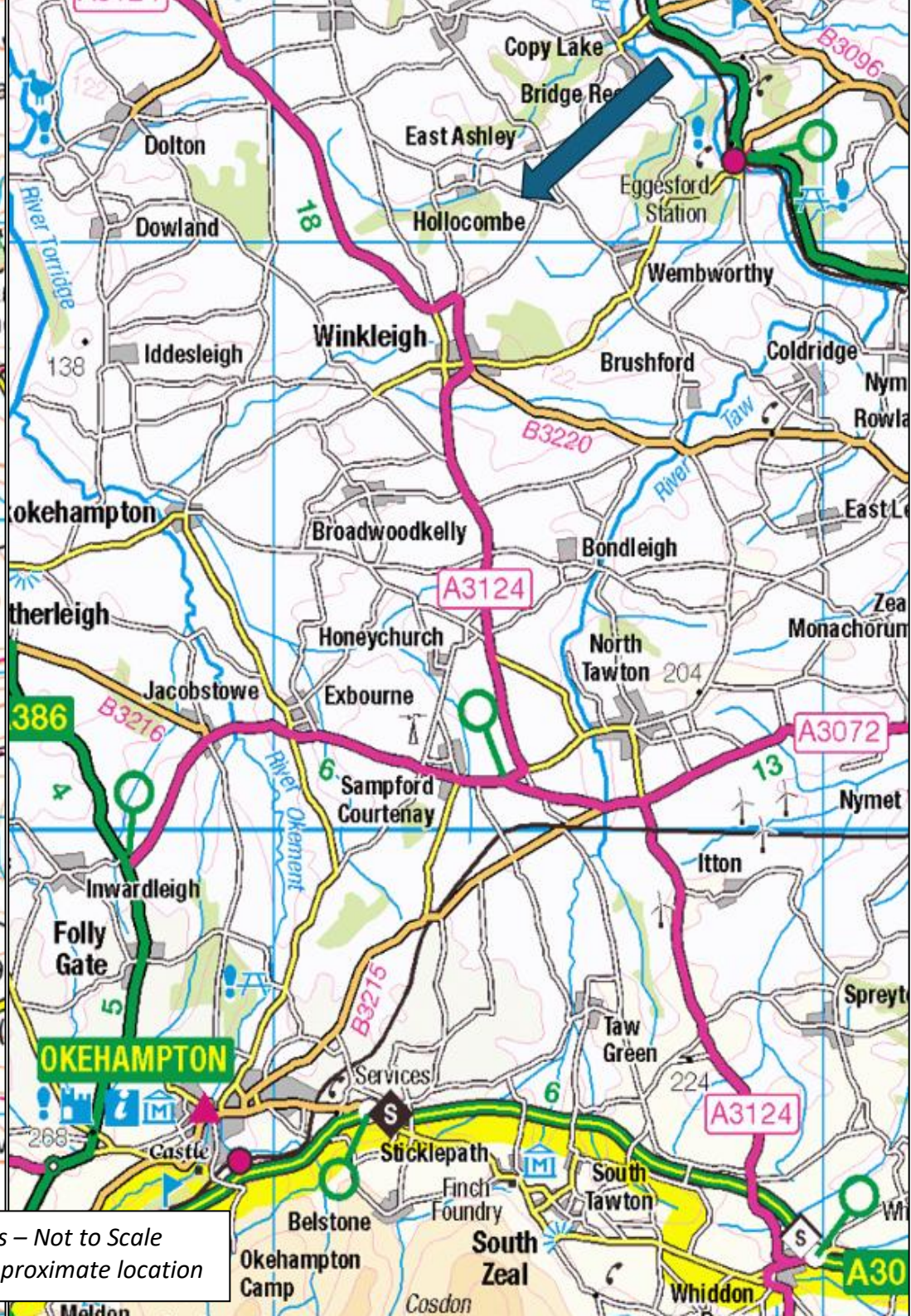
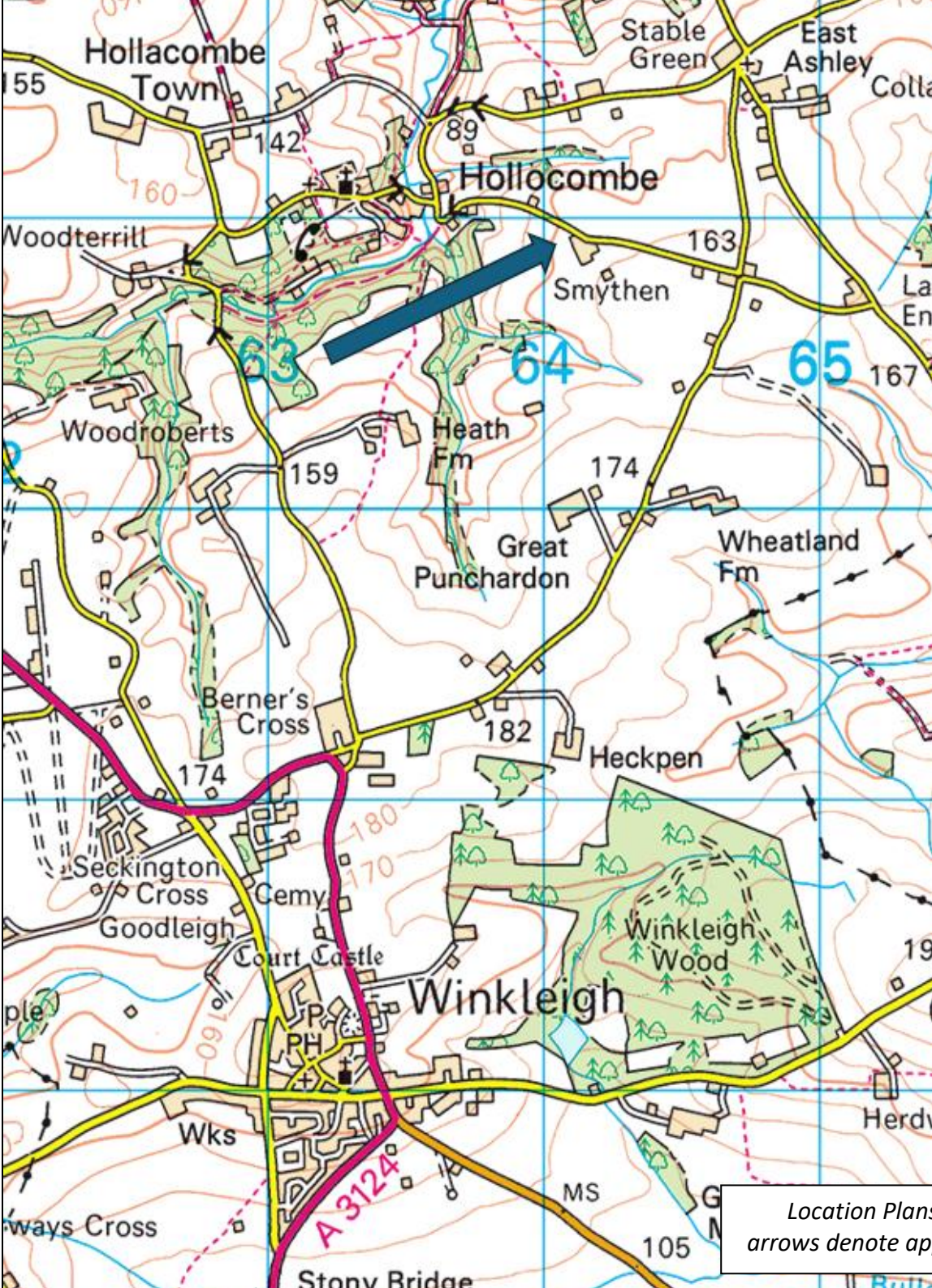
Parcel 0570 – c. 5.58 acres – Sale Agreed

Parcel 9588 – c.6.02 acres

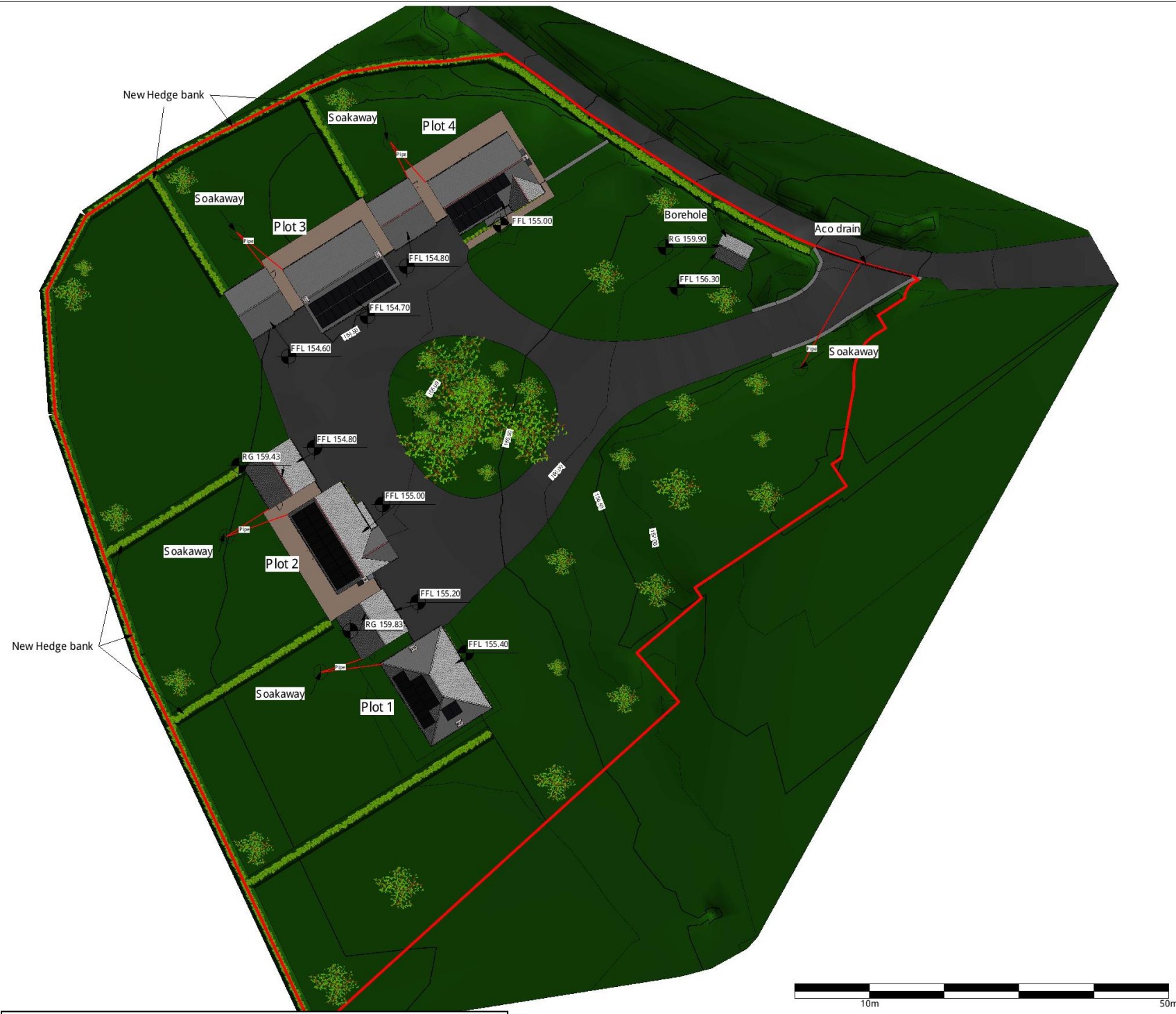
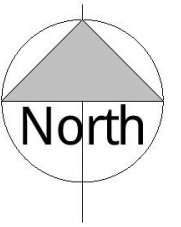
Parcel 8287 – c.4.52 acres

Parcel 9071 – c.7.19 acres – Sale Agreed

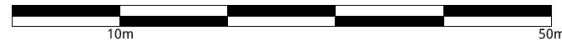
Parcel 9461 – c.2.22 acres woodland – Sale Agreed



Location Plans – Not to Scale
arrows denote approximate location



Site Plan - Not to Scale

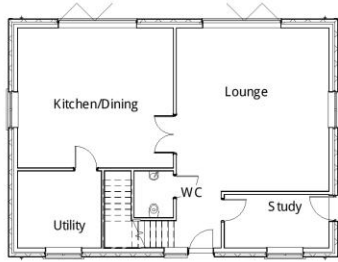


Revision Number	Revision Description	Revision Date

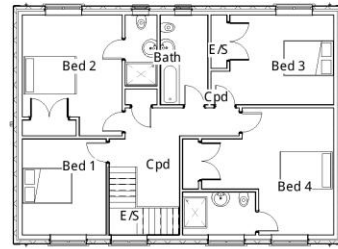
PROJECT Smythen Farm, Holcombe, Chisleigh, EX187QD	
CLIENT Paul Conibere	DRW. NO. A101 - Site plan
SCALE (@ A3) 1:500	REV.NO.
DATE 16/08/2023	DRW. BY P du Plessis



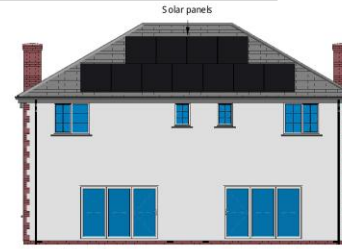
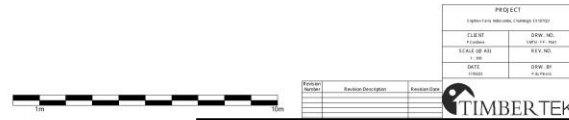
Plot One



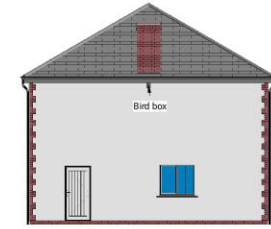
1 FFL Ground
1: 100



2 First floor
1: 100



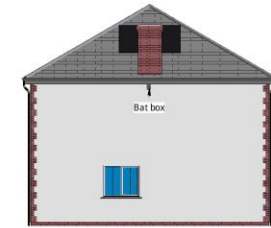
1 South-West
1: 100



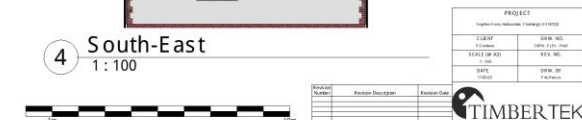
2 North-West
1: 100



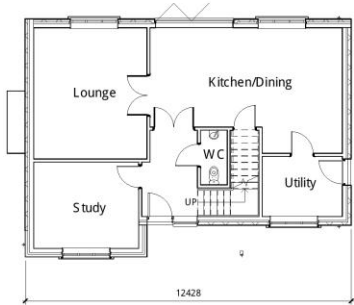
3 North-East
1: 100



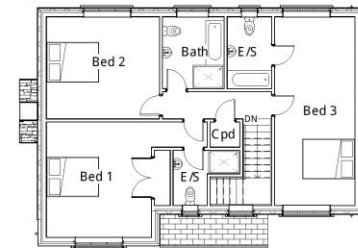
4 South-East
1: 100



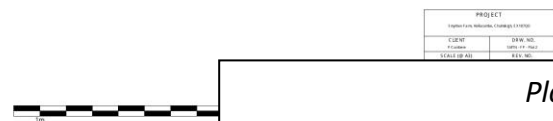
Plots 1 and 2 Floor Plans and Elevations – Not to Scale



1 04 FFL Ground
1: 100



2 06 First floor
1: 100



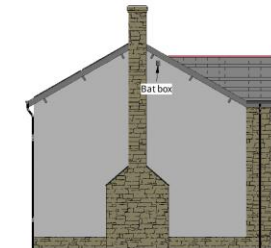
1 South-West
1: 100



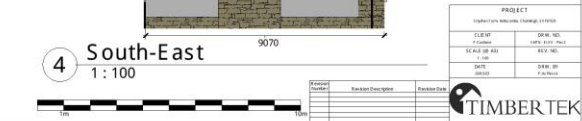
2 North-West
1: 100



3 North-East

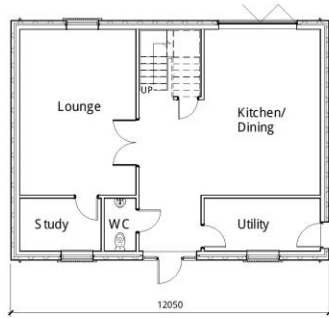


4 South-East
1: 100

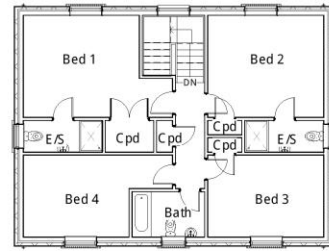


Plot 2

Plot 3



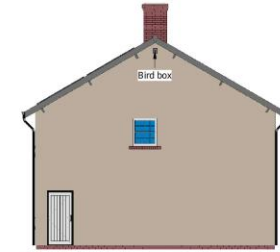
1 04 FFL Ground
1:100



2 06 First floor
1:100



1 North-West
1:100



2 North-East
1:100

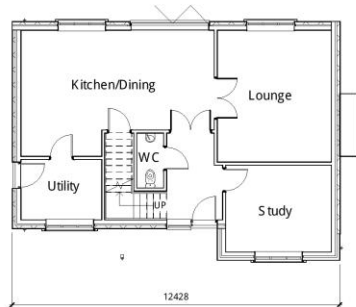


3 South-East
1:100

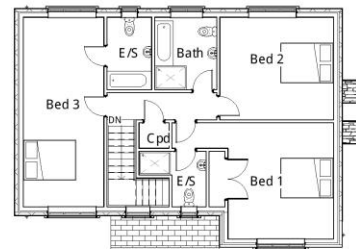


4 South-West
1:100

Plots 3 and 4 Floor Plans and Elevations – Not to Scale



1 04 FFL Ground
1:100



2 06 First floor
1:100



1 South-West
1:100



2 North-West
1:100



3 North-East
1:100



4 South-East
1:100

Plot 4



PLOT 1 - Sale Agreed

PLOT 2

PLOT 3

PLOT 4

overhead view of site, white line denotes approximate plot boundaries