

# RURAL BUILDING PLOT

## POSBURY, Nr CREDITON, EX17 3QF

PLOT

Detailed Planning Permission (Ref: 25/00356/FULL)

Approximately 0.22 hectares (0.54 acres)

Offers invited in excess of £125,000

Aerial view with the Plot identified

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PROPERTY – EX17 3QF

An opportunity to acquire a fantastic single building plot in a tranquil rural setting between Cheriton Bishop and Crediton in Mid Devon. The plot benefits from full detailed planning permission for a large single-storey, three bedroom detached dwelling plus a detached double garage. The gross internal floor area extends to approximately 158sqm (1,700sqft) plus the garage.

The property extends to approximately 0.22 hectares (0.54 acres) and is situated in the picturesque countryside just a short drive from the market town of Crediton to the north or the A30 dual carriageway at Cheriton Bishop to the south.

The plot is accessed over a shared private driveway.

## POSBURY

The Plot is located in the rural hamlet of Posbury, approximately 4 miles to the south of Crediton, with the villages of Tedburn St Mary & Cheriton Bishop within easy reach to the south with the A30 junction approximately only 3 miles away. Yeoford with its railway station is also only circa 2.5 miles to the north west, hence affording easy access to the City of Exeter by either road or rail.

## VIEWING

Please contact the sole agent to arrange a viewing.

## METHOD OF SALE

Offers are invited in excess of £125,000 for this freehold property.

## SERVICES

We understand that the plot has a water supply from a shared borehole.

There is an existing 4/5 house capacity Bio Disc unit on the plot for foul drainage, currently with one user connection.

There is also a separate electricity supply with a meter already installed for the plot.

However, all interested parties should make and rely upon their own enquiries regarding the relevant services for the property.

## PLANNING

Mid Devon District Council granted full detailed Planning Permission (Ref.25/00356/FULL) for demolition of former accommodation block known as “Nazareth” and the erection of one dwelling and detached garage on land at Former Posbury St Francis, Posbury, EX17 3QF on 8<sup>th</sup> April 2026.

Copies of the plans and planning documents are available from the sole agents.

**CONTACT – Phil Taverner    REF: 1120/PT/R1**



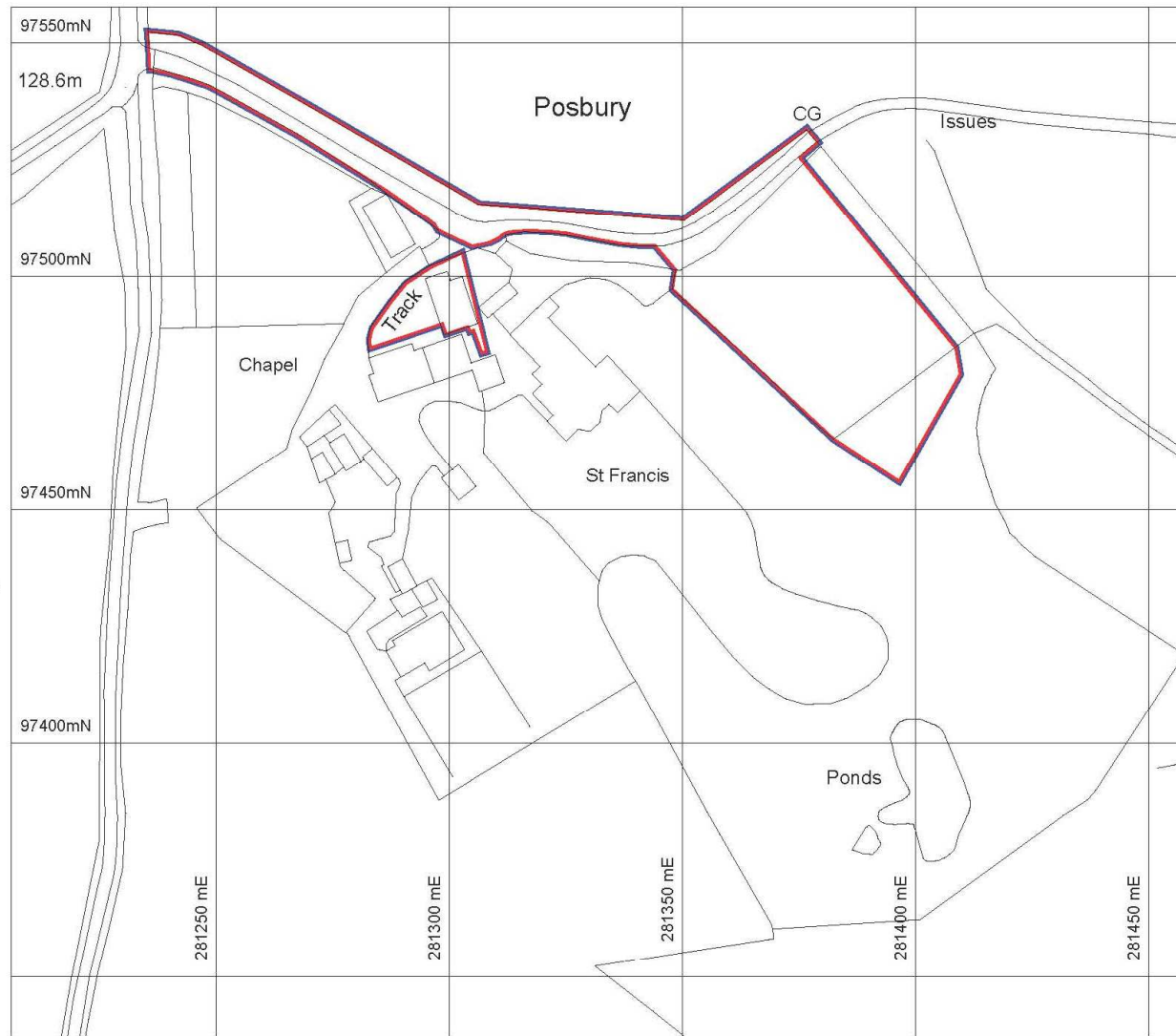
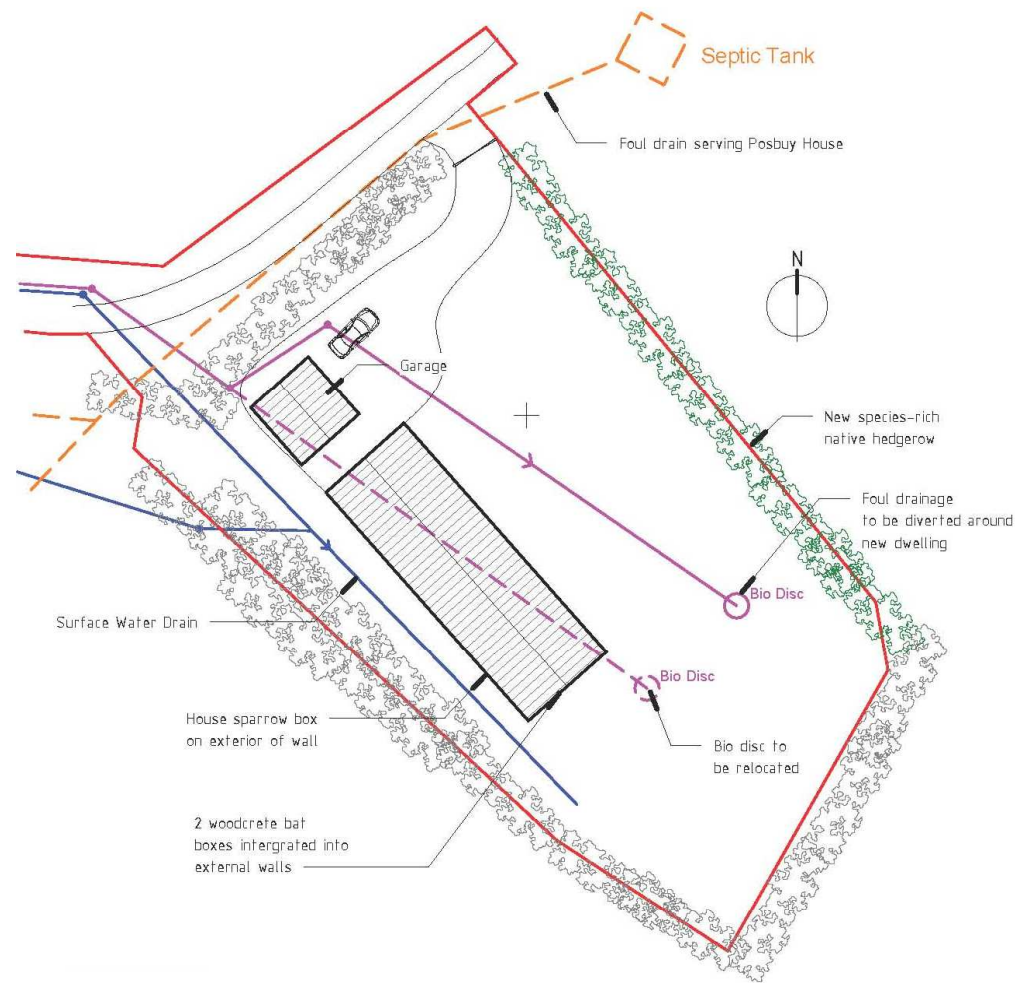
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Topsham, Exeter, EX3 0DB

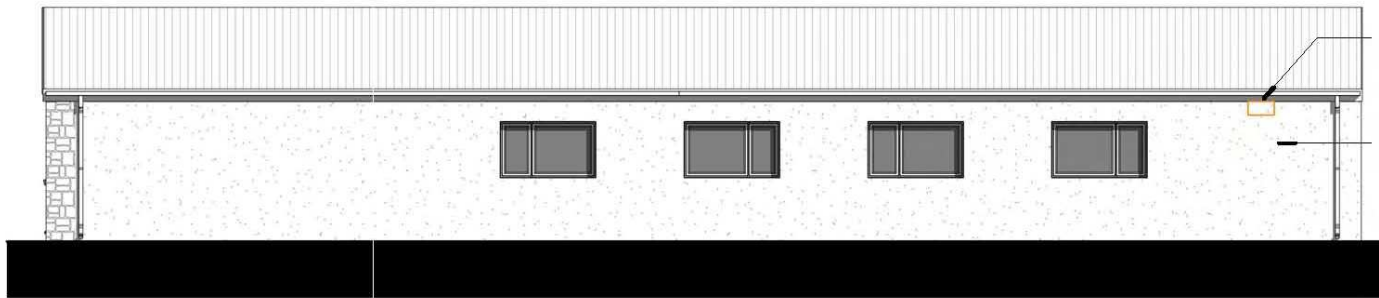
Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300

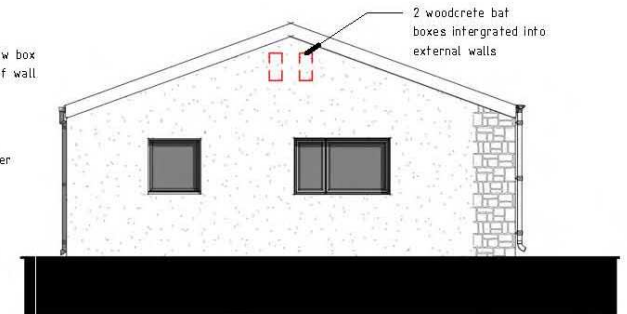
# Proposed Site Layout & Location Plans (not to scale)



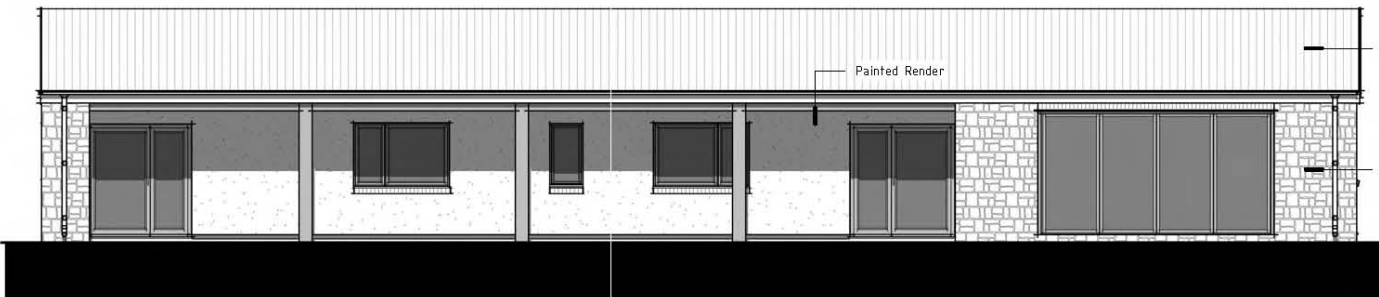
# Proposed Floor & Elevation Plans (not to scale)



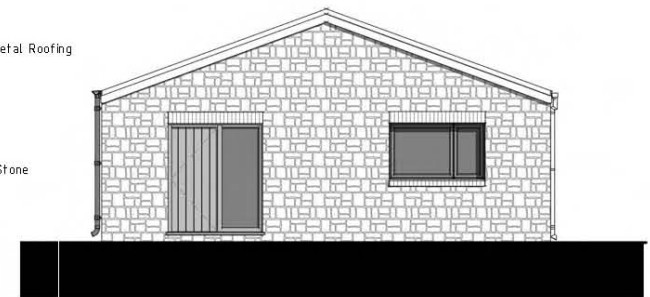
South West Elevation



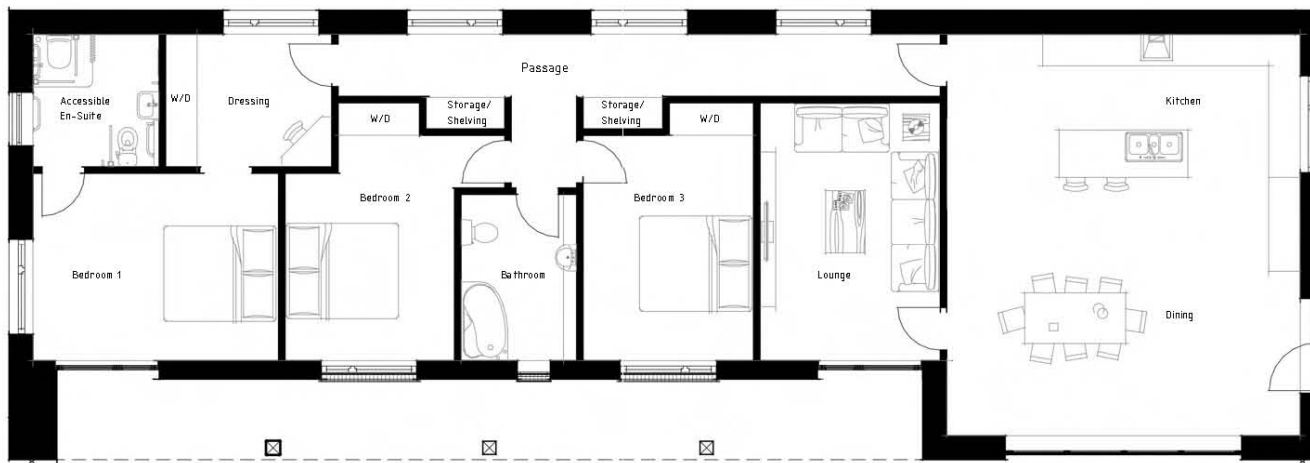
South East Elevation



North East Elevation

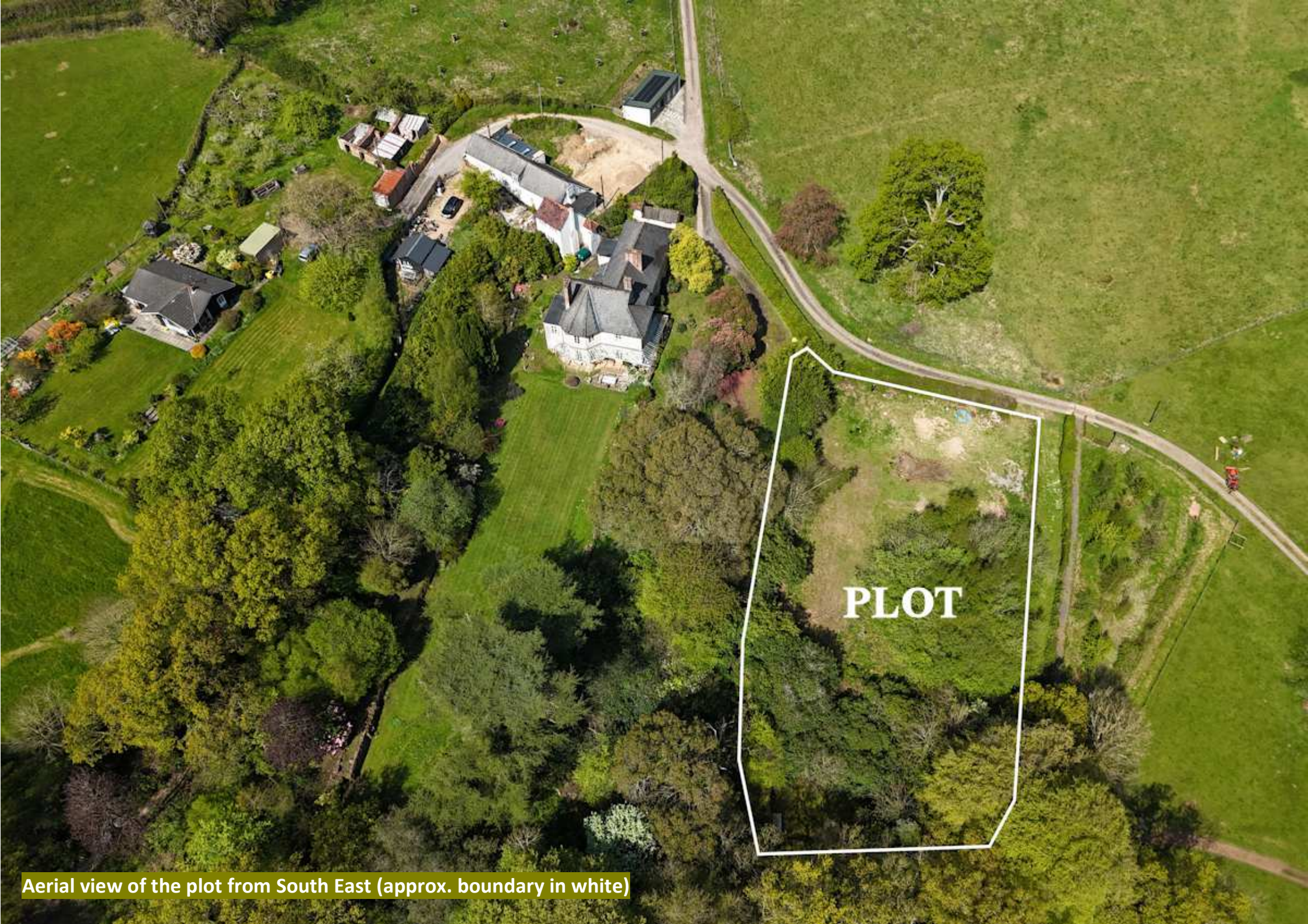


North West Elevation



## Computer Generated Images of Proposed Dwelling (not to scale)





PLOT

Aerial view of the plot from South East (approx. boundary in white)

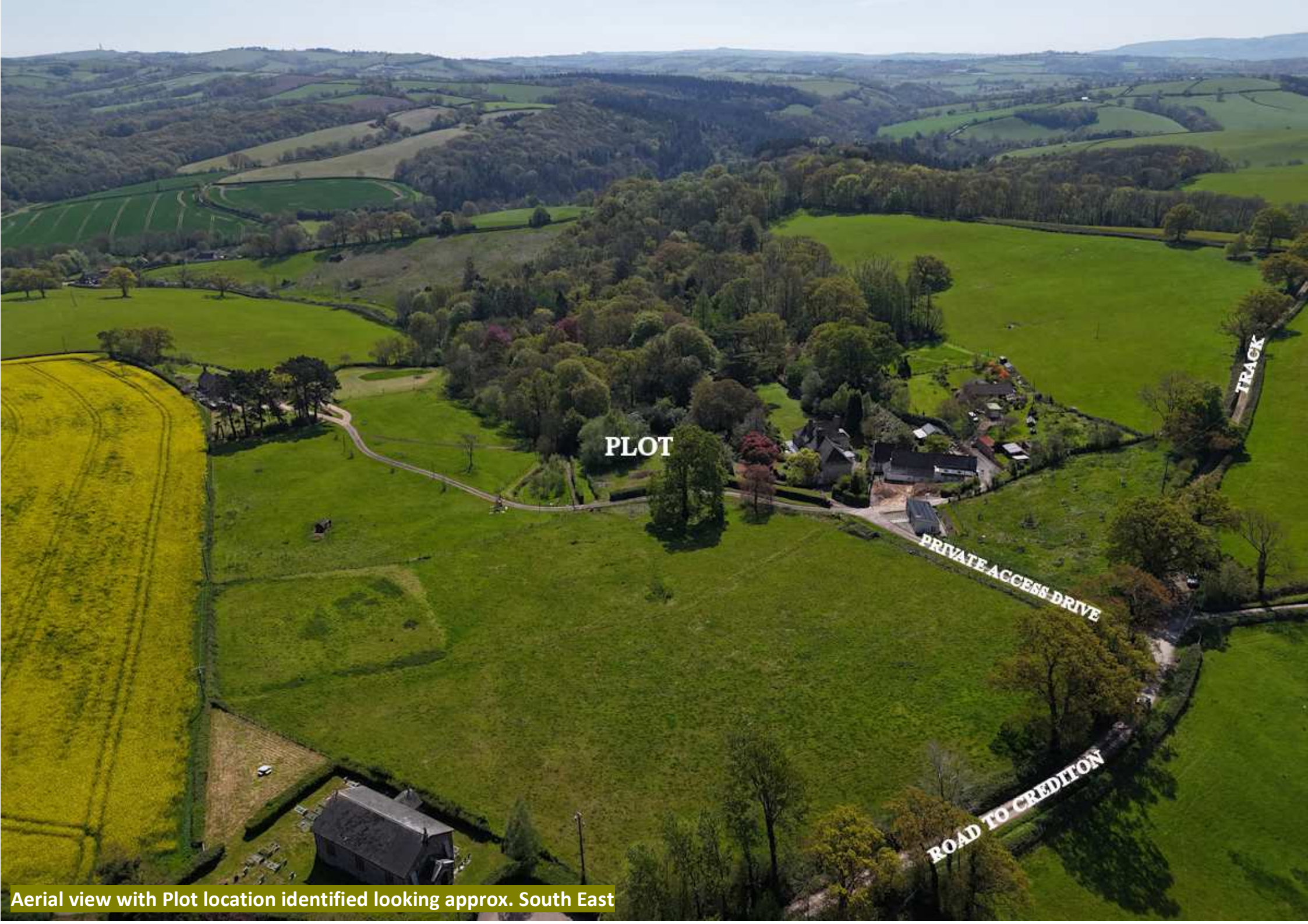


**Clockwise from top left: Road access, Private Drive from just inside road access looking SE, Plot Entrance gate, Bio Disc within Plot**





View across the plot looking East from NW corner



PLOT

PRIVATE ACCESS DRIVE

ROAD TO CREDITON

TRACK

Aerial view with Plot location identified looking approx. South East