RURAL BUILDING PLOT

POSBURY, Nr CREDITON, EX17 3QF

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

Approximately 0.22 hectares (0.54 acres)

Best & Final Offers Midday Friday 29th May

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

We are inviting Best & Final Offers by Midday on Friday 29th May 2026 for this freehold property. Please find the Tender Form to the rear of this Sales Brochure.

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 8th April 2026.

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

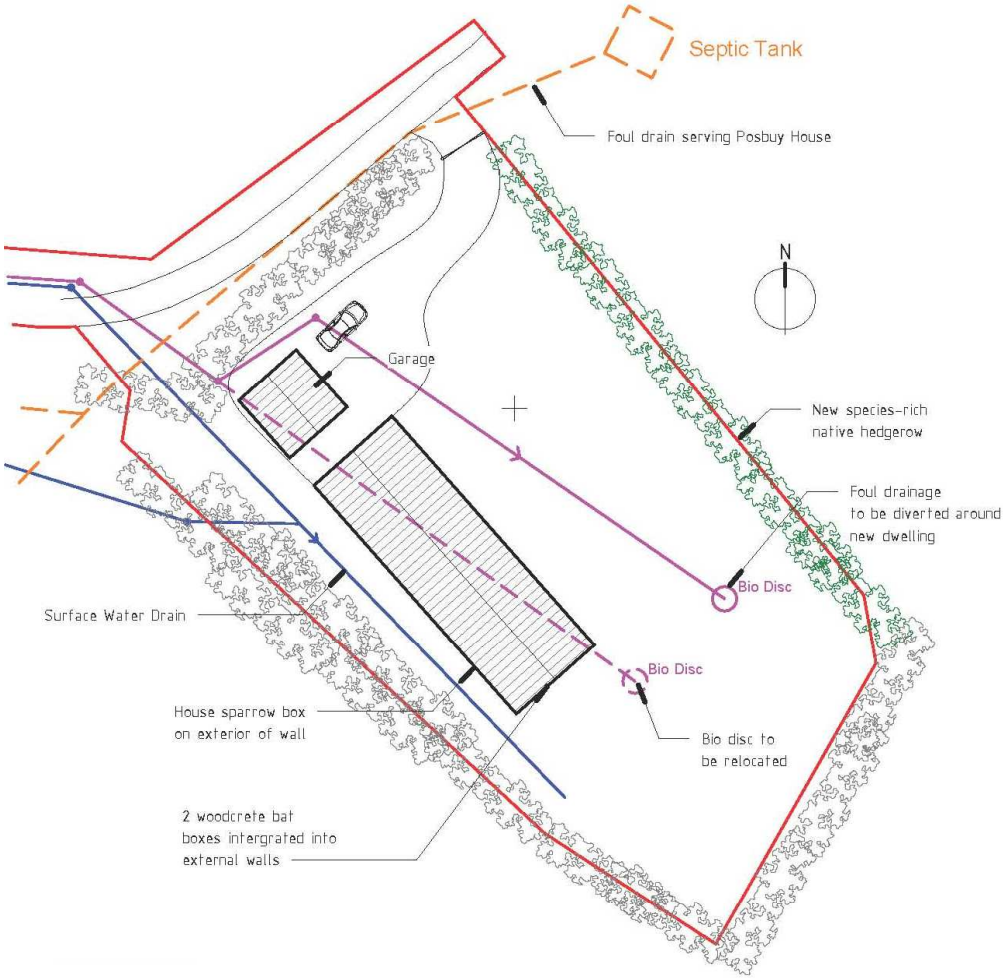
CONTACT – Phil Taverner REF: 1120/PT/R2

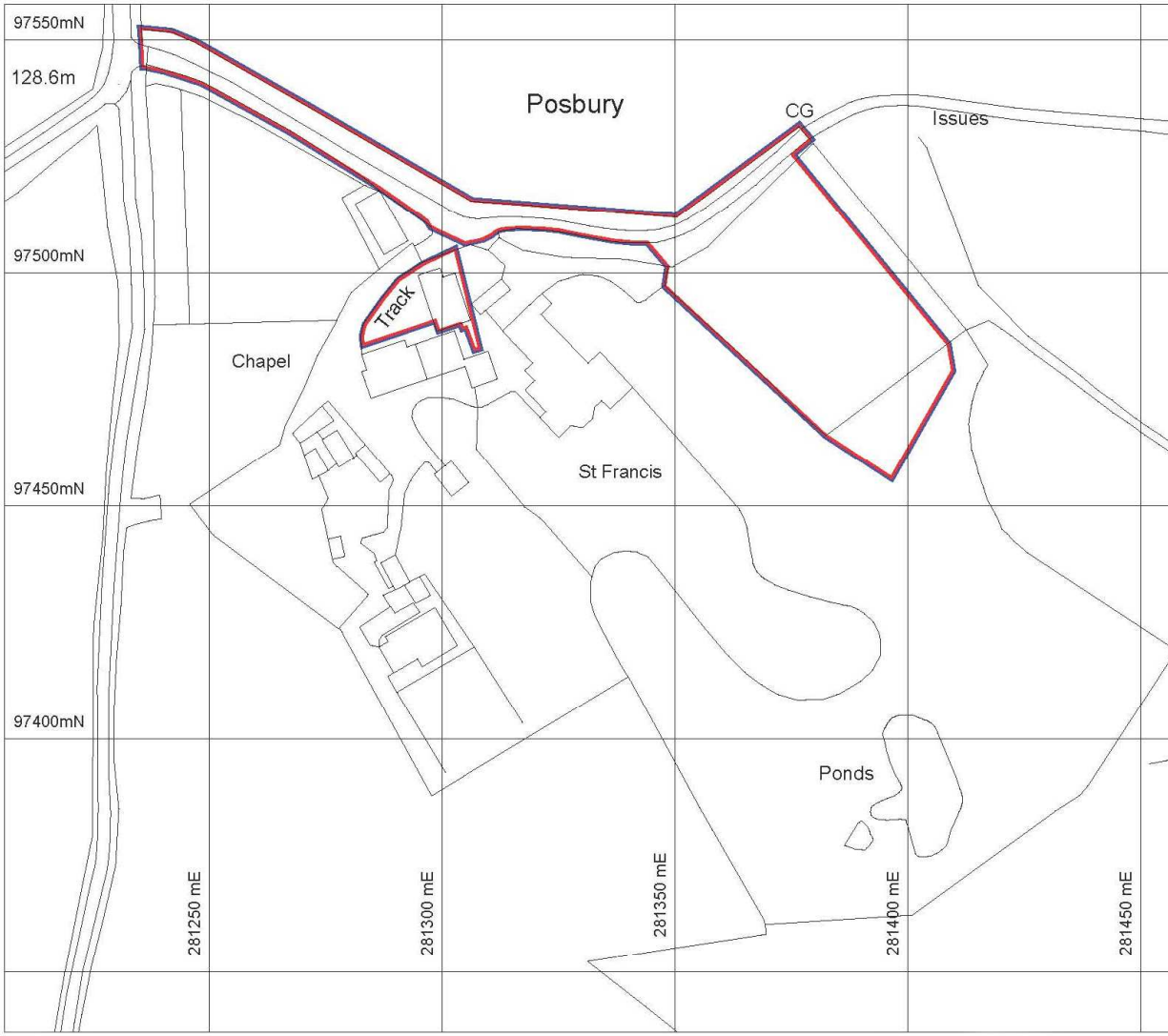
KLP KITCHENER LAND AND PLANNING

Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300 or 07866 522910

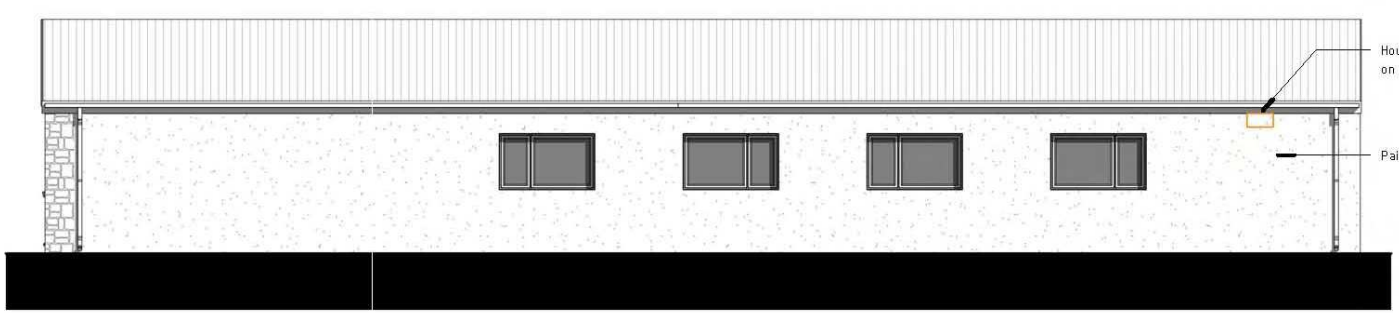
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Proposed Site Layout & Location Plans (not to scale)





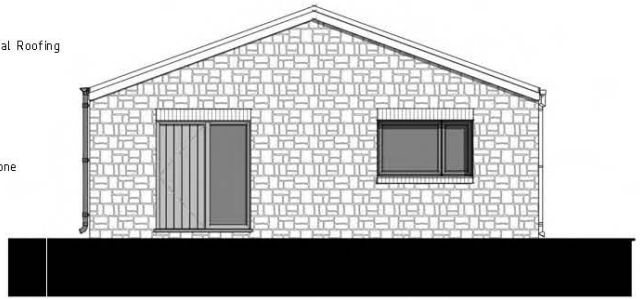
Proposed Floor & Elevation Plans (not to scale)



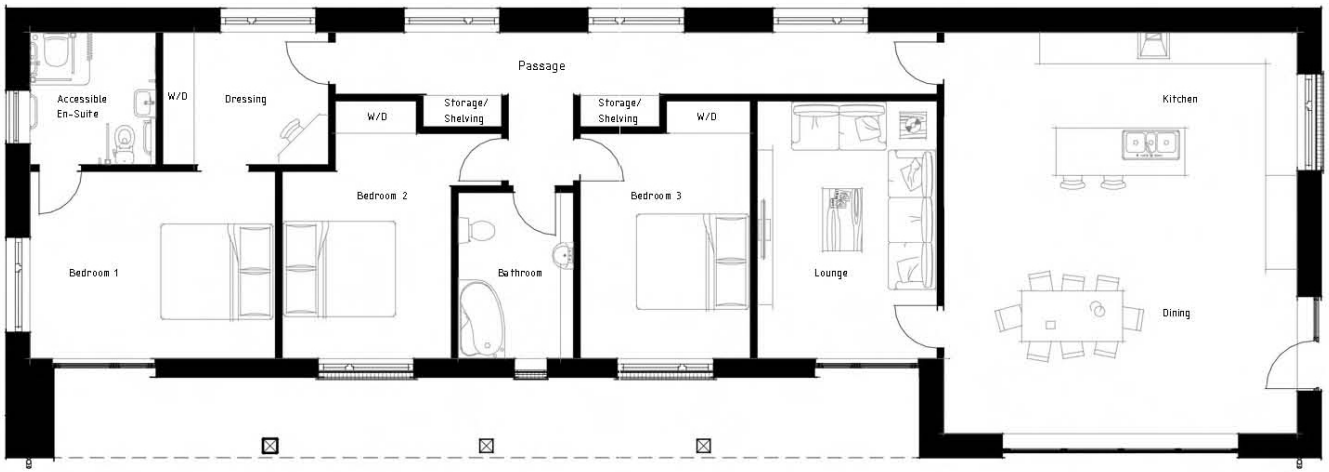
South West Elevation

South East Elevation

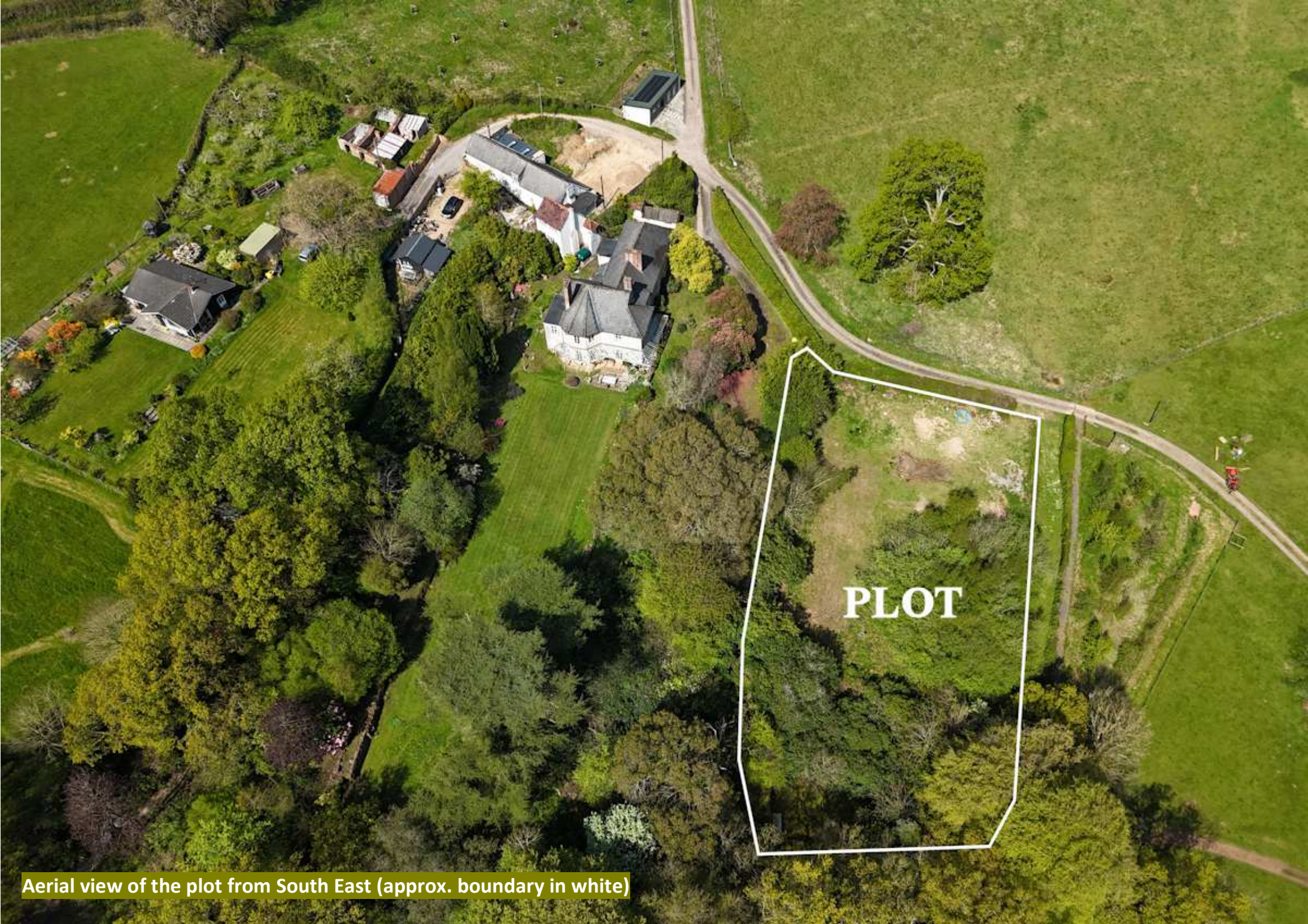
North East Elevation



North West Elevation



Computer Generated Images of Proposed Dwelling (not to scale)



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

Aerial view with Plot location identified looking approx. South East

TENDER FORM AND TENDER CONDITIONS

BUILDING PLOT AT POSBURY, Nr CREDITON

TENDER FORM – COMPLETE ALL SECTIONS IN FULL

Important – read conditions overleaf prior to completing this form.

Full Name(s)	
Correspondence Address	…….. …… EMAIL:

Contact Telephone Numbers :

Daytime		Mobile	

Tender bid amount **subject to contract**

Figures	**£**	

Words

SOLICITORS DETAILS

Name of Firm…….. Person Acting ……

Address …… ……

…….. Telephone Number …….. ……

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)		Date	
Signed (second applicant)		Date	

Please return this form in a plain sealed envelope marked "**TENDER – Posbury Building Plot**" to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB (Attn: *Philip Taverner*)** by **Midday Friday 29th May 2026**. Alternatively email this completed form as an attachment to philip@klp.land with the Subject line "**TENDER – Posbury Building Plot**" *and your contact details in the body text of the email. Tenders will be opened after midday on* ***Friday 29th May 2026***.

Financial Position:
If it is a Cash Offer then proof of funding will be required if the offer is of interest

Borrowing?	How much?	
	Which bank?	
	Which Building Society?	
	Which other source?	
Selling a property?	Address of property	
	Position – Not yet on market, For Sale, Sale Agreed?	
	Agent name & number	

TENDER CONDITIONS

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Friday 29th May 2026**. Forms must be completed in full.

2. Tenders must be enclosed in a plain sealed envelope marked "**TENDER – Posbury Building Plot"** and delivered to the vendors agents **KLP, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Philip Taverner**. Alternatively email this completed form as an attachment to philip@klp.land with the Subject line "**TENDER – Posbury Building Plot***" and your contact details in the body text of the email. All tenders will be opened after midday on* ***Friday 29th May 2026***. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agents offices or via email prior to the specified date and time. Proof of posting will not be accepted.

3. Tenders will not be opened until after the closing time for tenders.

4. The vendor does not undertake to accept the highest or any tender.

5. The vendor does not undertake to disclose the identity or sale price of any successful tender.

6. No tender will be entertained unless it is both unqualified and of a fixed specific amount.

7. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of eight weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within eight weeks, then the vendor reserves the right to withdraw from the sale.

8. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.

9. We will inform you of the sellers decision as soon as we can.

IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.

KLP KITCHENER LAND AND PLANNING

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