



VILLAGE FRINGE BUILDING PLOT FOR DETACHED DWELLING STOODLEIGH NR TIVERTON DEVON EX16 9PW

- Level plot extending to c.0.5 acres / 0.2 hectares,
- Full Planning Permission 24/00818/FULL, dated 30 July 2024
- Offers Invited £275,000

white line denotes approximate plot boundary

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX16 9PW

The plot which is located on the western fringe of the village within a Conservation Area, comprises an irregular shaped, level parcel, extending to approximately 0.2 ha/0.5 acres on which previously stood a bungalow called Oakdale, this structure has been demolished. The boundaries are mainly denoted by mature trees. The proposed access has been formed onto Ford Plantation at the junction with West End Lane.

The approved drawings show a two storey substantial detached 4 bedroom house extending to approximately 2,700sqft/250sqm internal area. The detached garage/log store with home office above offers a first floor area of approximately 410sqft/38sqm internal area.

STOODLEIGH, NR TIVERTON

Nestled within the scenic Devon countryside, Stoodleigh offers an idyllic rural escape blending timeless charm with modern accessibility. This sought-after location is defined by its rolling hills, tranquil atmosphere, and traditional character properties, making it a perfect sanctuary for those seeking a slower pace of life. At the heart of this vibrant local community is the historic St Margaret's Church, a pub and welcoming village hall that hosts regular social events.

While enjoying a peaceful, private setting, the area benefits from excellent connectivity. The vibrant market town of Tiverton is just a short drive away, offering a good range of independent shops, eateries, and prestigious schooling, including Blundell's School. For commuters, the nearby A361 North Devon Link Road provides efficient access to the M5 motorway and Tiverton Parkway railway station, connecting you directly to London Paddington.

PLANNING & TECHNICAL

Mid Devon District Council granted Full Planning Permission under application 24/00818/FULL for the erection of a self-build dwelling and detached double garage/log store with home office above following demolition of the existing dwelling, at Oakdale, Stoodleigh, Tiverton, Devon, dated 30 July 2024.

We have not been instructed to undertake any enquiries, eg, drainage, services, ground, etc. Interested parties will need to make and rely on their own investigations.

A Planning & Technical information pack, accessed via a drop box link, is available on request.

METHOD OF SALE

For Sale by Private Treaty - Offers invited £275,000

VIEWING

By appointment with KLP what3words: tarred.message.marine

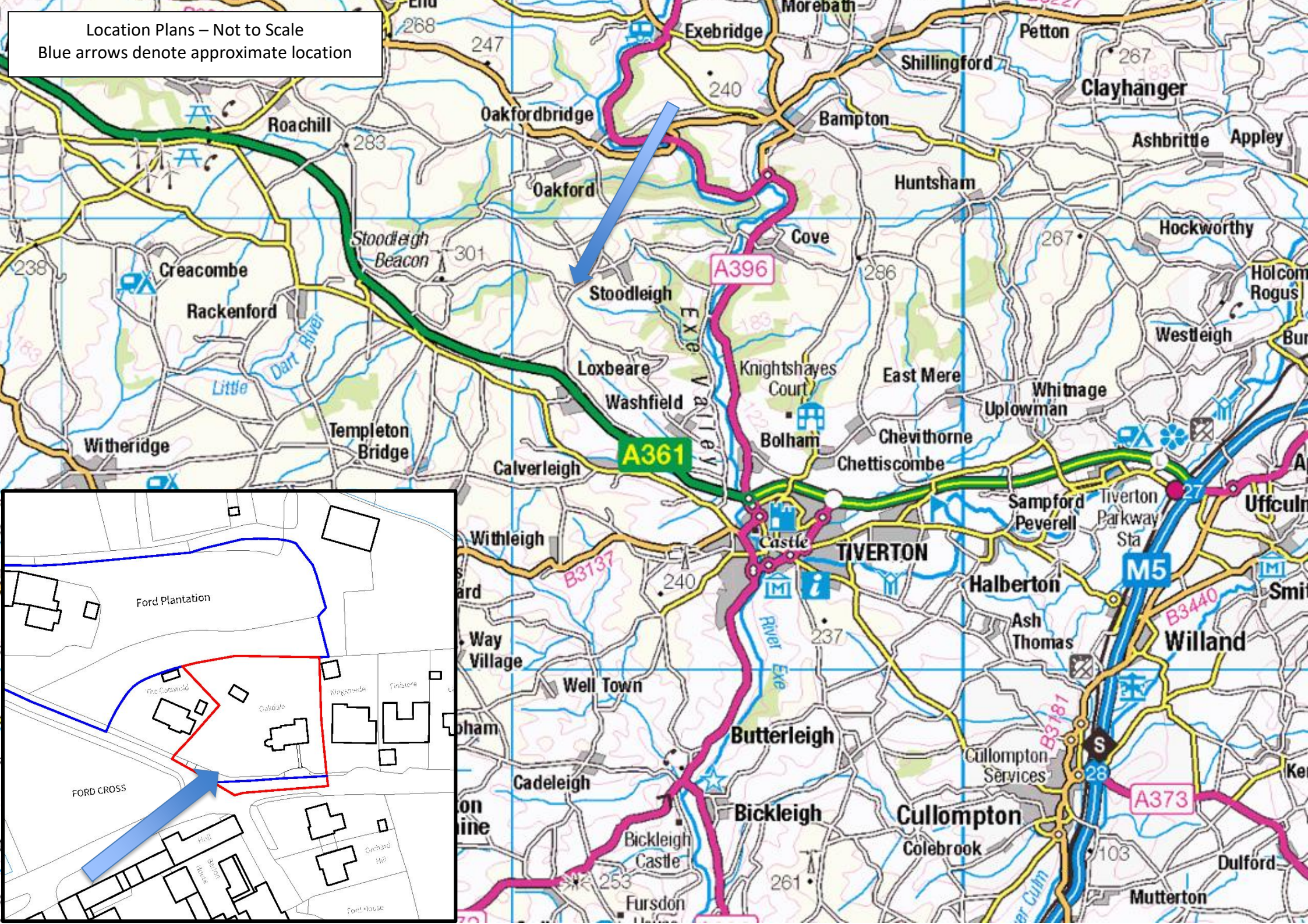
CONTACT: Darryl Hendley



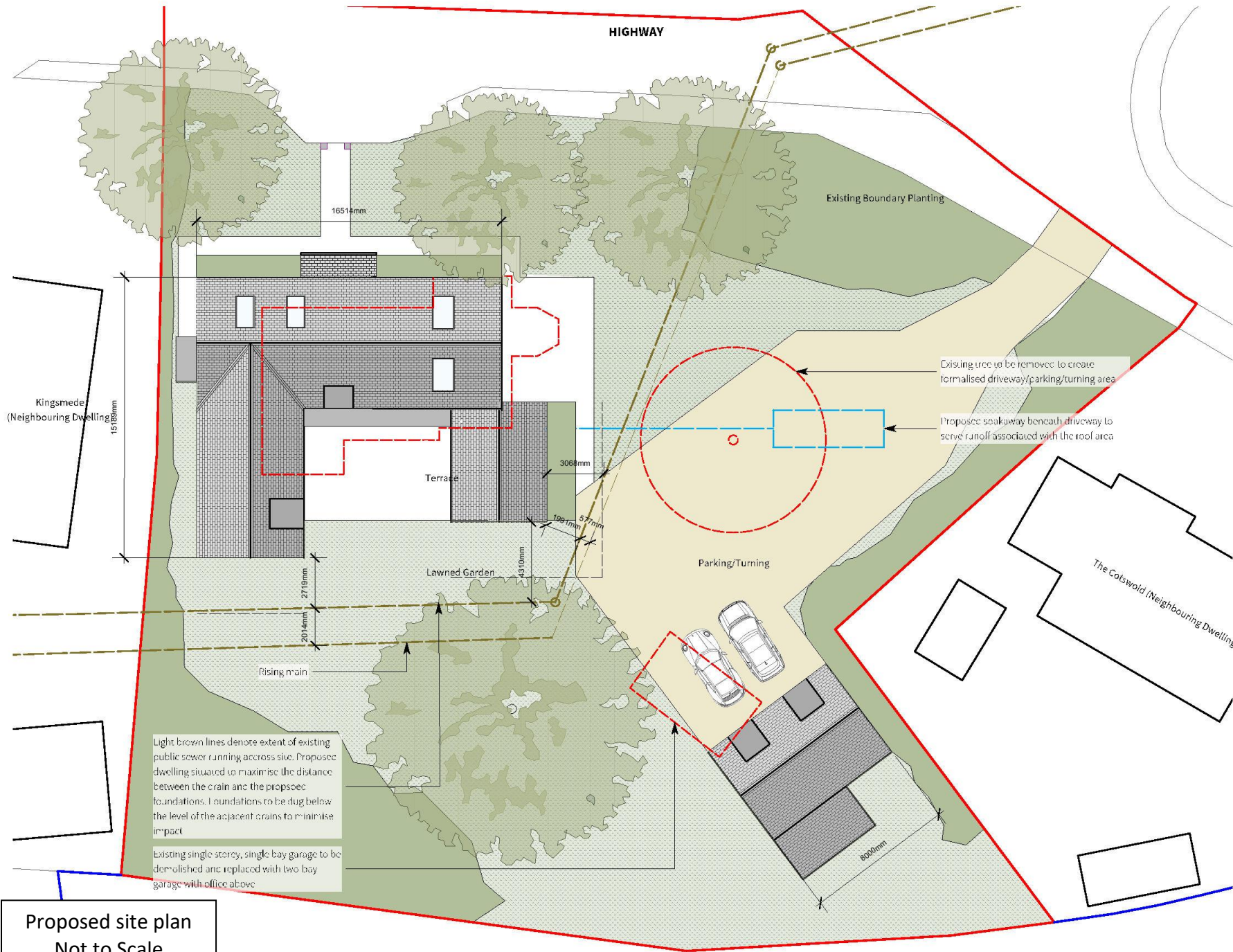
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Mobile: 07850 275265
Tel. 01392 879300

Ref 1157/DH/R1

Location Plans – Not to Scale
Blue arrows denote approximate location







Proposed site plan
Not to Scale

Adjacent/Neighbouring Land in Applicant's Ownership

KÖST Architects Ltd accept no responsibility for works on site unless appointed to provide full architect's services under the RIBA Conditions of Engagement. Any discrepancies must be reported to the Architects before work commences.

Drawing Status: **PLANNING**
Do not scale from this drawing.

- NOTES:
- Red line denotes extent of application boundary
 - Blue line denotes extent of additional land in ownership
 - Red dashed line denotes existing building/tree to be removed

1. 20/03/2024 07:00 amended
2. 20/03/2024 07:00 amended
3. 20/03/2024 14:00, revised, correct surface

CLIENT
Mr & Mrs Harris

PROJECT REF
2323
Oakdale

ADDRESS
Oakdale, Stoodleigh
Tiverton, Devon, EX16 9 3W

DRAWING
Proposed Site Plan

KÖST
KÖST Architects Ltd
info@kostarchitects.co.uk
01392 814332/01392 814333
01392 814334

DRAWING NO
2323b_P_07
REVISED
C

Drawing Status: **PLANNING**
Do not scale from this drawing.

A	01/06/2021	Window access to fair rear	CI
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CLIENT
Mr & Mrs -arris

2007-1907 - TLE
2323
Oakdale

Oakdale, Stoodleigh
Ilberton, Devon, T-X16 9PW

DRAWING NO. 1
Proposed Ground Floor Plan

SEA F	1:105 @ A3
JANUARY	
1/1	
JAN	15/05/2024

J-WING NO.	REL NO.
2323b_P_08	A



Drawing Status: **PLANNING**
Do not scale from this drawing.

NOTES:

A	04/06/2024	Window access to kitchen closed
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CLIENT	Mr & Mrs -arris
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2323
Oakdale

Oakdale, Stoodleigh
Tiverton, Devon, T-X16 9PW

Proposed First Floor Plan

SCALE
1:100 @ A3

JOVANYI BY

DATE 15/05/2024

3-6776196-400

2323b_P_09

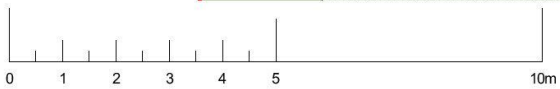
KÖST

KÖST Architects Ltd
 rojekostarchitects.co.uk
 Chris: 01437 767956
 Lewis: 0110 353700

Q. NO.

A

Proposed first floor plan
Not to Scale







overhead view of plot – white line denotes approximate boundary