

STUNNING DEVELOPMENT SITE FOR 2 DWELLINGS LITTLE MOUNSON, CHERITON BISHOP, EX6 6HQ



- Outline Planning Permission
- Offers Invited in the region of £500,000 for a site of up to 5 acres
- Offers in the region of £275,000 for individual plots



View across the site from entrance looking south east over paddock towards Dartmoor (existing caravan digitally removed from image)

THE SITE – EX6 6HQ

A fantastic opportunity to acquire a development site with the benefit of outline planning permission for 2 replacement new detached houses in a lovely rural setting to the north of the village of Cheriton Bishop. The site has stunning far-reaching views looking out over the beautiful Devon countryside.

The site which has been granted the planning permission extends to approximately 0.31 hectares (0.76 acres) and the planning permission has dealt with the matters of the details of access, scale of development and siting of the dwellings, with appearance of the dwellings and landscaping being reserved for future consideration. The whole site available is up to 2.02 hectares (5 acres) in total as shown in blue on the following plan.

AGENTS NOTE

The remaining paddock to the south east of the development site (outlined in blue on the OS location plan) is also within our clients ownership and may be available by separate negotiation.

SITUATION

Little Mounson lies just one mile north west of the favoured Mid Devon village of Cheriton Bishop. The village, which is on the north eastern edge Dartmoor National Park, has a very active community with a local shop and post office, doctors surgery, primary school and pre-school, 'The Old Thatch Inn' and 'Woodleigh Coach House' cafe, church, chapel and two village halls, and several flourishing societies and clubs. The A30 is just a few minutes away, linking the cathedral and county capital city of Exeter (11 miles) to the east and the popular market town of Okehampton "The Gateway to Cornwall" (13 miles) west.

METHOD OF SALE

Offers are invited in the region of £500,000 for the development site outlined in red on the approved plan, with up to a total of 5 acres available by negotiation.

SERVICES

All interested parties should make and rely upon their own enquiries of all the relevant services providers with regards to capacity and connection costs for the development.

PLANNING

Planning permission was granted via appeal (Ref.APP/Y1138/W/19/3235029) following a refusal by Mid Devon District Council on 13th February 2019 to an outline planning application (Ref.18/01633/OUT) for construction of two replacement dwellings on land at Little Mounson, Crosse Farm, Cheriton Bishop, EX6 6JD. The appeal decision date was 17th March 2020, and the matters of access, scale and siting have been considered but that of appearance and landscaping have been reserved for future consideration.

Copies of the plans, appeal decision notice and appeal documents are held on file by the agents.

VIEWING

Please contact either of the vendors joint sole agents at KLP or Noon Roberts to arrange a convenient time to view the site.

CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

OS LOCATION PLAN (not to scale)

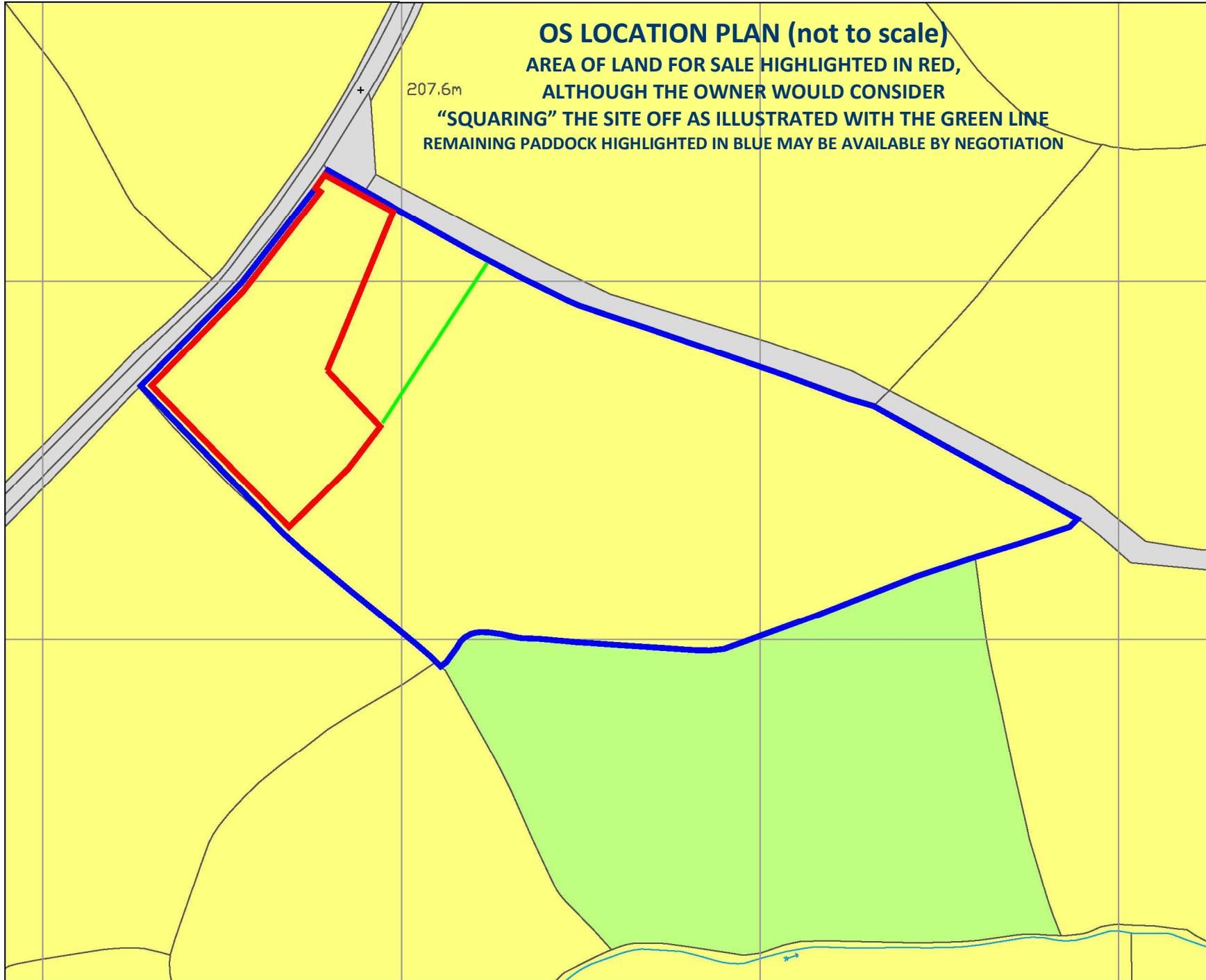
AREA OF LAND FOR SALE HIGHLIGHTED IN RED,
ALTHOUGH THE OWNER WOULD CONSIDER

“SQUARING” THE SITE OFF AS ILLUSTRATED WITH THE GREEN LINE
REMAINING PADDOCK HIGHLIGHTED IN BLUE MAY BE AVAILABLE BY NEGOTIATION

Key

 Application Boundary

 Land Under Applicant Control



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13a-15a Old Park Avenue,
Exeter, Devon, EX1 3WD

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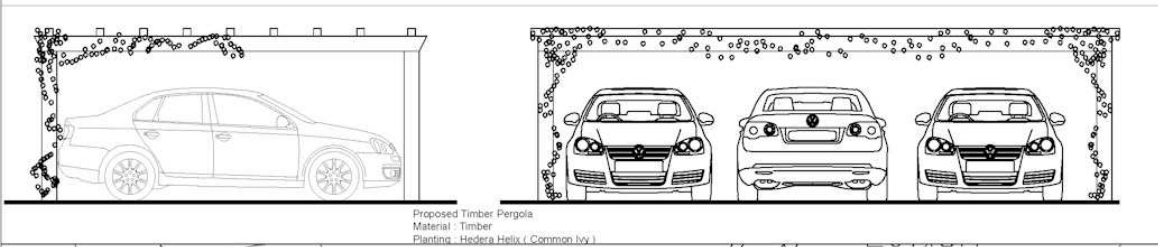
PROJECT NAME:
Land at Little Mounson, Cheriton Bishop

TITLE:
Block Plan

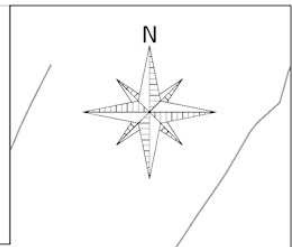
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| DRWG REF: 02 | PROJECT NO: 1682 | REV: A |
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Proposed Timber Pergola
 Material: Timber
 Planting: Hedera Helix (Common Ivy)



- Key**
-  Application Boundary
 -  Hard Surface
 -  Proposed Residential Units
 -  Existing Trees and Hedges to be Retained and Enhanced
 -  Amenity Space
 -  Proposed Hedge Planting
 -  Proposed Car Parking Spaces Covered by Timber Pergola



PROPOSED SITE PLAN (not to scale)

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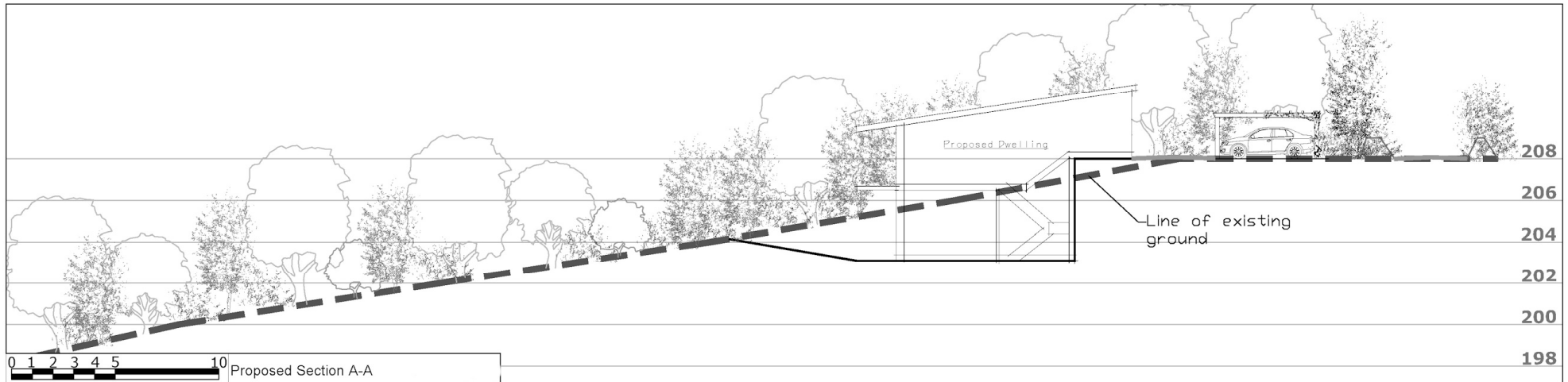
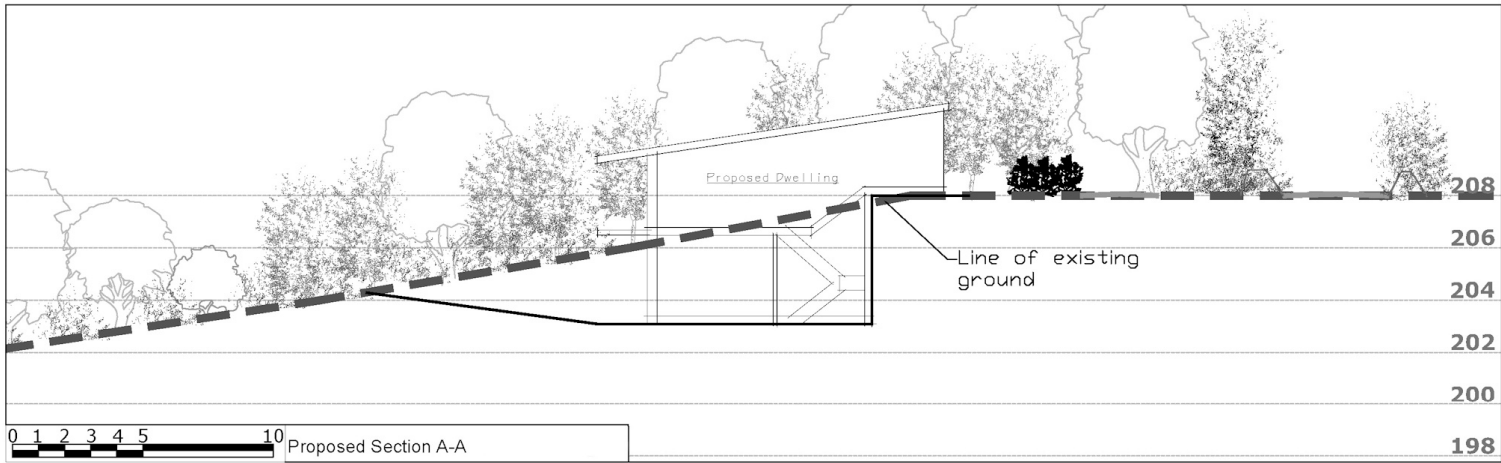
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PROJECT NAME:
 Land at Little Mounson, Cherton Bishop

TITLE:
 Proposed Site Plan

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| DATE: September 2018 | DRAWN: DG |
| DRWG REF: 03 | PROJECT NO: 1682 |
| REV: A | |

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PROPOSED SITE SECTIONS (not to scale)

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PROJECT NAME:
 Land at Little Mounson, Cheriton Bishop

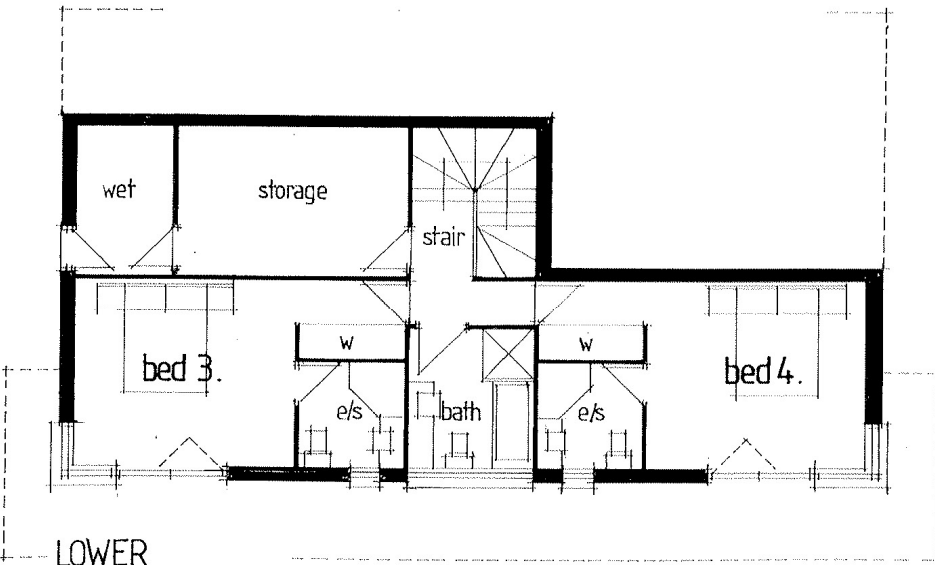
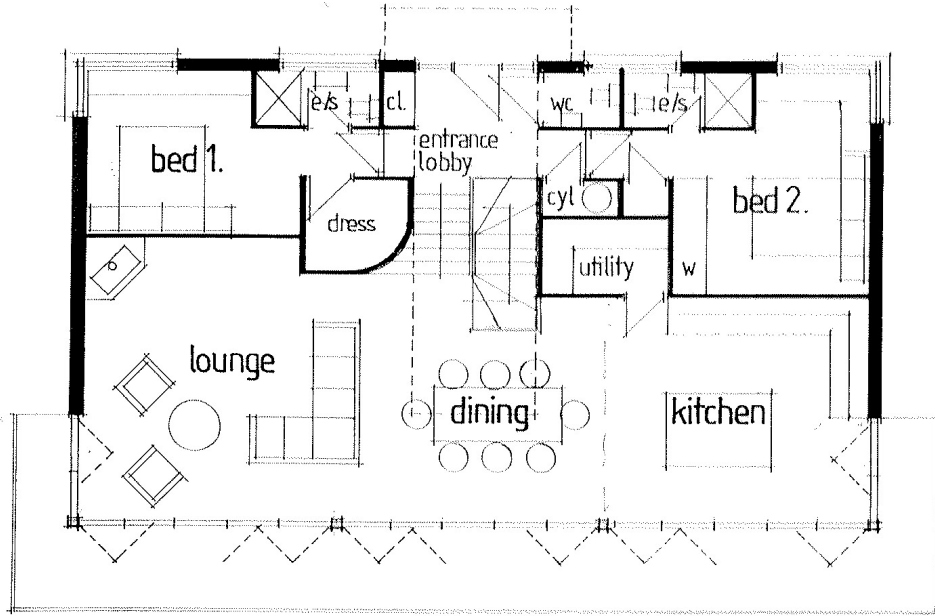
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 Proposed Site Sections

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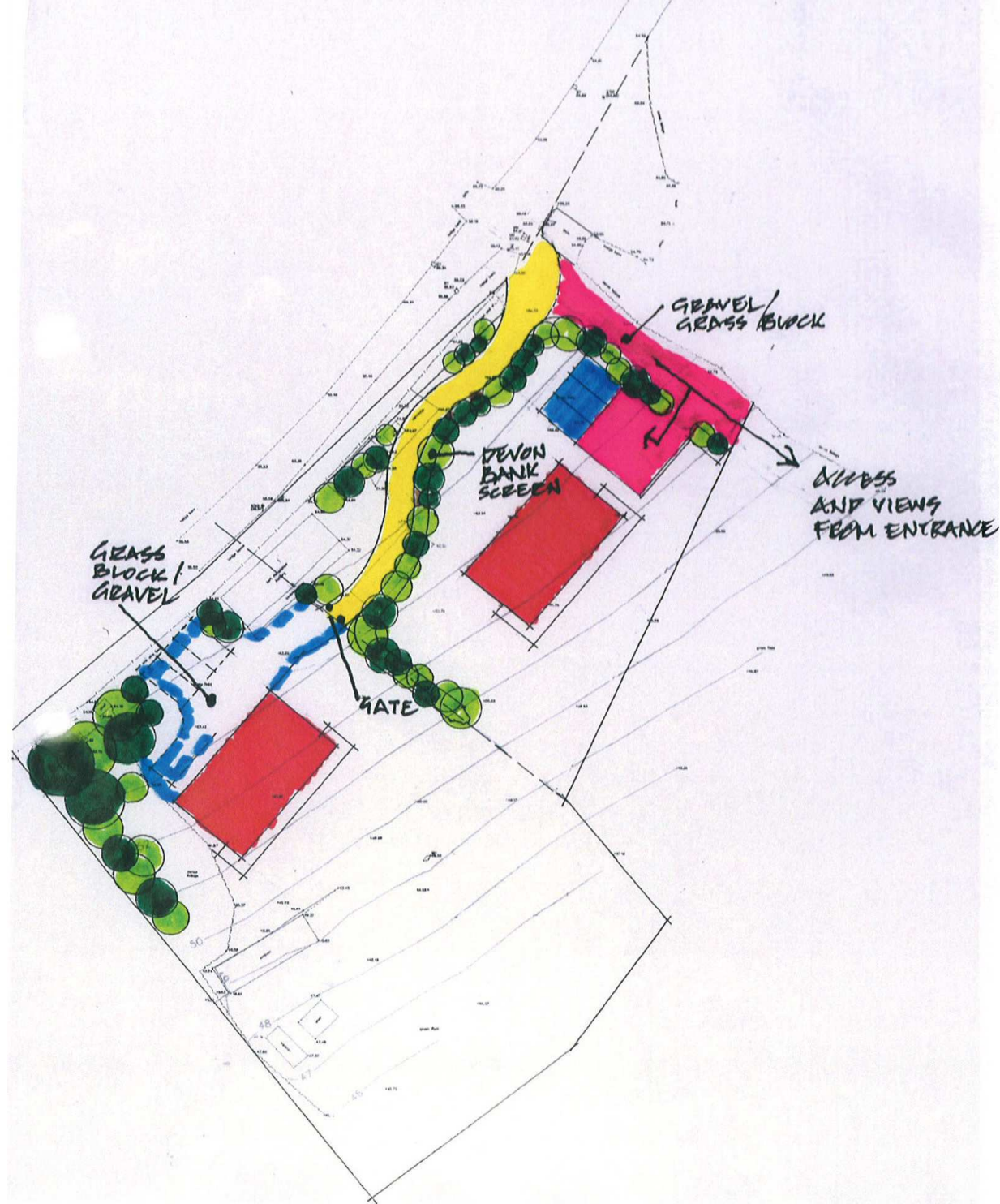
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GROUND FLOOR LAYOUT



LOWER GROUND FLOOR LAYOUT



ILLUSTRATIVE FLOOR PLANS AND SITE LAYOUT PLAN (not to scale)



ILLUSTRATIVE COMPUTER GENERATED IMAGE OF POSSIBLE DWELLING



View from bottom of paddock looking north west back towards the site



View from the site looking east over the paddock



View from the site towards Haldon Belvedere (zoomed photograph)