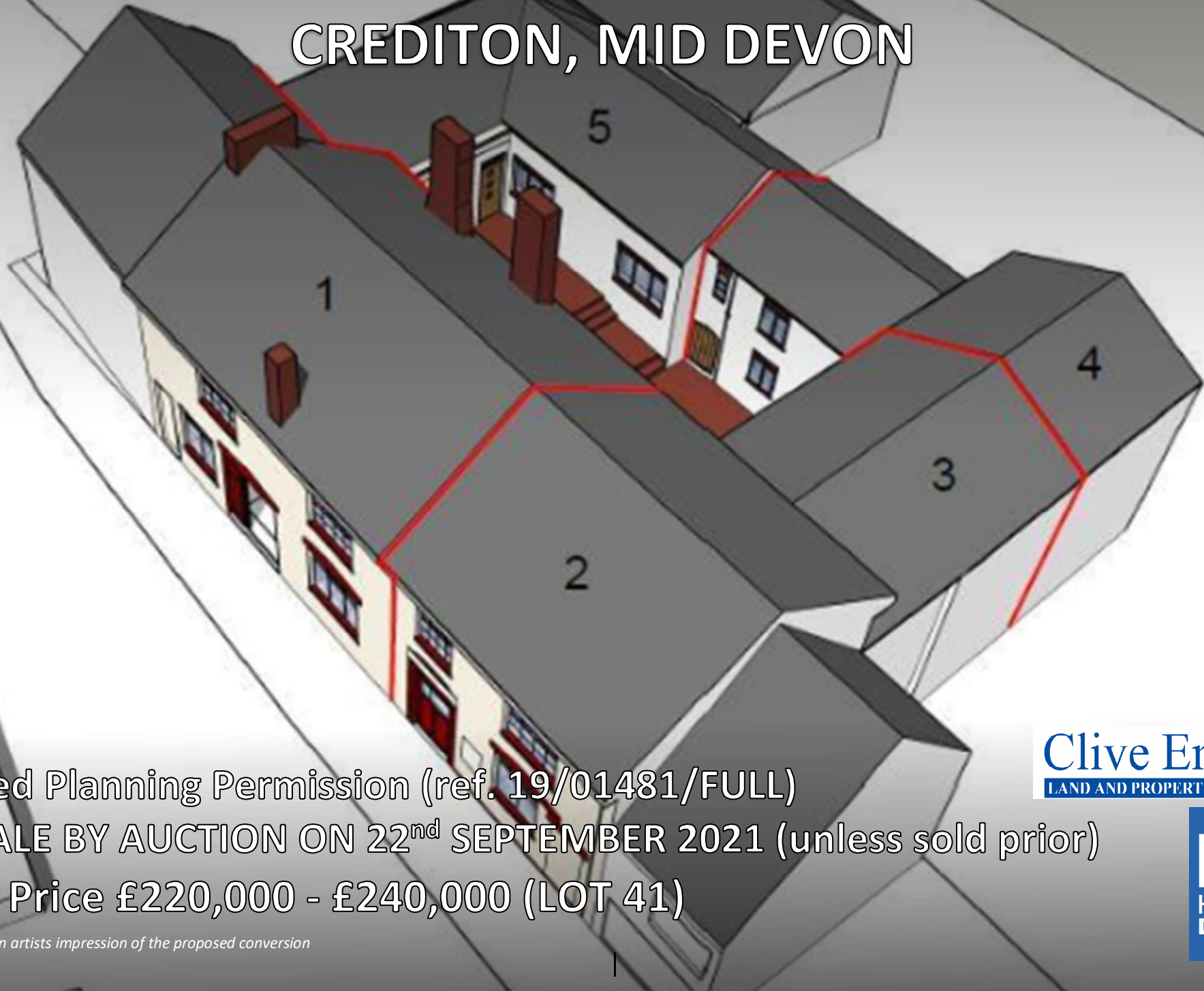


FORMER PUB FOR CONVERSION TO 5 DWELLINGS

CREDITON, MID DEVON



- Detailed Planning Permission (ref. 19/01481/FULL)
- FOR SALE BY AUCTION ON 22nd SEPTEMBER 2021 (unless sold prior)
- Guide Price £220,000 - £240,000 (LOT 41)

Image showing an artists impression of the proposed conversion

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

KLP
KITCHENER
LAND AND PLANNING

THE FORMER KINGS ARMS PUB – EX17 3EH

This conversion opportunity is set in a central location within Crediton, close to the High Street and town amenities. Detailed planning approval has been given for the conversion of the existing pub buildings to form five new two bedroom properties. The total proposed floor area extends to c. 379sqm (4080sqft). One of the proposed dwellings has its accommodation over a single level whilst others are all two storey properties. A summary of the accommodation and an estimation of potential value for the completed units finished to a good specification is set out below:

Plot No.	Type	Area	Estimated value*
1	2 bed – 2 storey	72.8sqm	£175,000
2	2 bed – 2 storey	89.5sqm	£195,000
3	2 bed – 2 storey	70.4sqm	£170,000
4	2 bed – 2 storey	75.9sqm	£170,000
5	2 bed – 1 storey	70.5sqm	£170,000

*The prices listed are estimates only and purchasers should satisfy themselves by making their own enquires as to the level of sales prices that might be achieved.

Any alternative scheme to that which is currently approved would likely require requisite consents to be obtained - as such parties interested in exploring such ideas should contact Mid Devon planning department for initial advice.

CREDITON

The historic market town of Crediton is convenient for both Dartmoor and Exmoor and lies only seven miles from Exeter via the A377. Located in the heart of an area of outstanding natural beauty Crediton has a unique climate due to its position relative to Dartmoor. The town was the birthplace in 680 AD of St Boniface. Crediton contains a good range of services and amenities and also many local independent retailers, a refreshing antidote to High Street chains; there is also a thriving farmers' market.

METHOD OF SALE

This freehold plot is For Sale by Online Auction on the 22nd September 2021 (unless sold prior) in conjunction with Clive Emson Auctioneers. For a copy of the individual

auction details, the full auction catalogue, the legal pack for the property and of course how to bid, please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Guide Price £220,000 - £240,000 (plus fees).

SERVICES

The Agents understand the property is currently connected to mains services including gas, electric, telephone, broadband and mains drainage - interested parties should however make and rely upon their own enquiries of the relevant services providers.

VIEWING

Please contact Alex Munday at KLP to arrange a viewing or alternatively viewings may be arranged through Clive Emson (www.cliveemson.co.uk)

PLANNING

Mid Devon District Council granted detailed planning permission (Ref. 19/01481/FULL) on 20th March 2020 for the conversion of the former public house to five dwellings. Interested parties should note that S106 payments associated with the above consent include a payment of £5000 (plus £350 costs) towards highways and £4664 (plus 110.80 monitoring fee) towards public open space.

Copies of the various plans, consents and other related information can be downloaded directly from our website here www.klp.land/land/610 or alternatively can be emailed upon request.

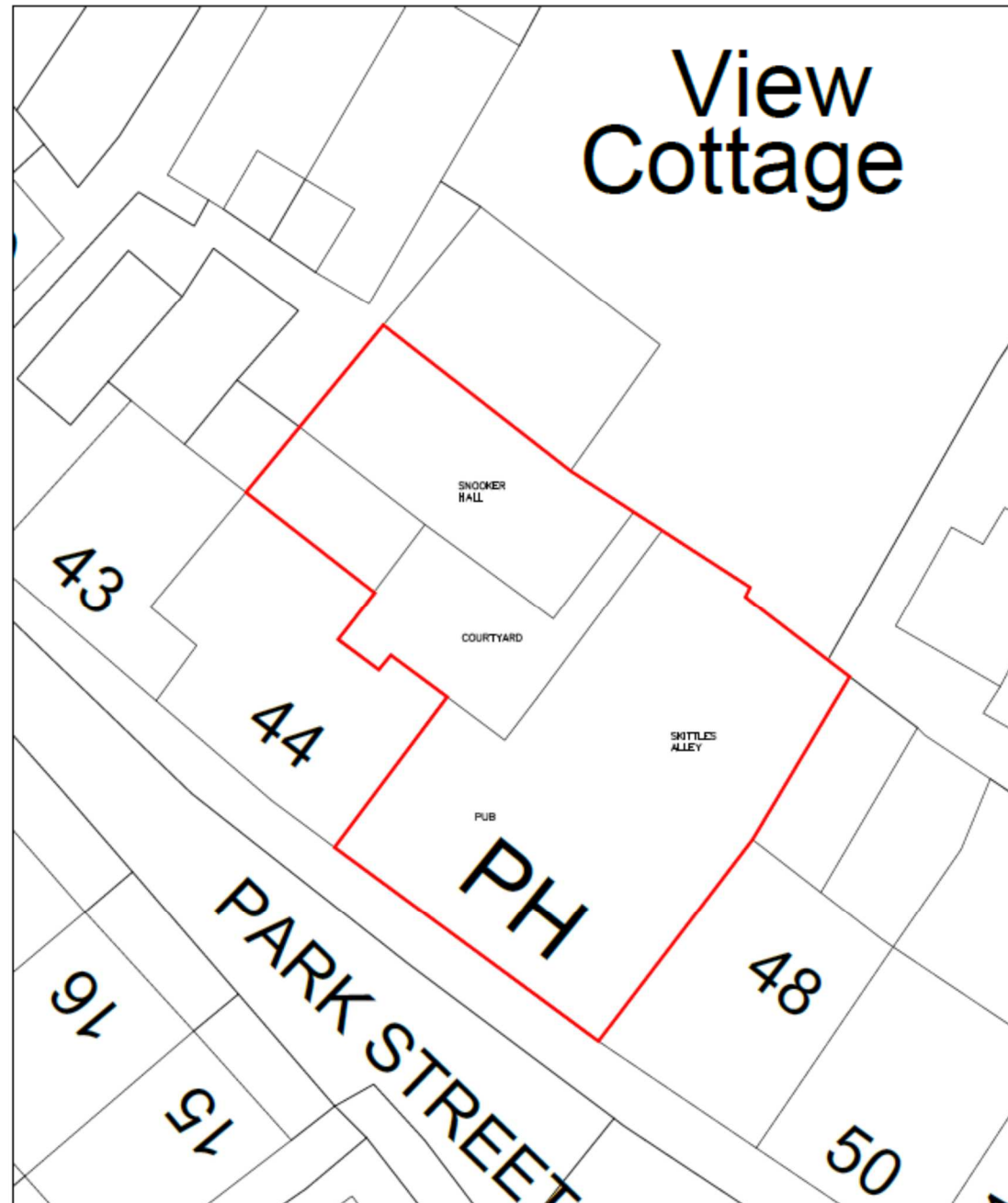
CONTACT



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Tel. 01392 879300

Ref: 610/AM

Proposed Site Layout Plan (red outlined areas indicating the opportunity for sale)



Proposed lower ground floor layout (not to scale)



PROPOSED LOWER GROUND FLOOR PLAN

Proposed ground floor layout (not to scale)



PROPOSED GROUND FLOOR PLAN

Proposed first floor layout (not to scale)



PROPOSED FIRST FLOOR PLAN

Proposed Elevations (not to scale)



PROPOSED SOUTHWEST ELEVATION



PROPOSED NORTHEAST ELEVATION

View showing the former pub for conversion

