

SUPERB DEVELOPMENT OPPORTUNITY

BAMPTON, Nr TIVERTON, DEVON



- Detailed planning approval for large detached bungalow
- Detailed planning approval for detached house
- Additional land with potential (s.t.p.) for further development
- Site extends to c. 0.93ha / 2.3 acres

GUIDE PRICE £495,000



Aerial view over part of the site facing west towards Bampton

SITE AT OLD TIVERTON ROAD, BAMPTON – EX16 9DP

Kitchener Land and Planning are delighted to offer for sale this superb development opportunity located off Old Tiverton Road in Bampton, near Tiverton in Mid Devon. The site extends to c. 0.93ha / 2.3 acres and is comprised of three sections (plus a further area of land which may be available by separate negotiation) – each section is identified on the plan overleaf.

On the western side of the land, Area 1 comprises an existing non-standard construction bungalow where detailed planning approval has been attained for a large replacement dwelling in the form of a detached bungalow. This property will offer superb views over the village of Bampton. On the eastern side of the site, Area 3 comprises another existing non-standard construction bungalow where detailed planning approval has been attained for an attractive replacement detached two storey house.

In the centre of the site, Area 2 comprises a substantial area of land (c. 1.46 acres) where detailed planning approval was previously approved for the development of 5 new detached houses – this planning permission lapsed in Nov 2024. In the Agents opinion, purchasers may wish to consider this section of the site as offering scope (subject to requisite consents) for future development, or alternatively for substantial garden/amenity areas for the other two new dwellings.

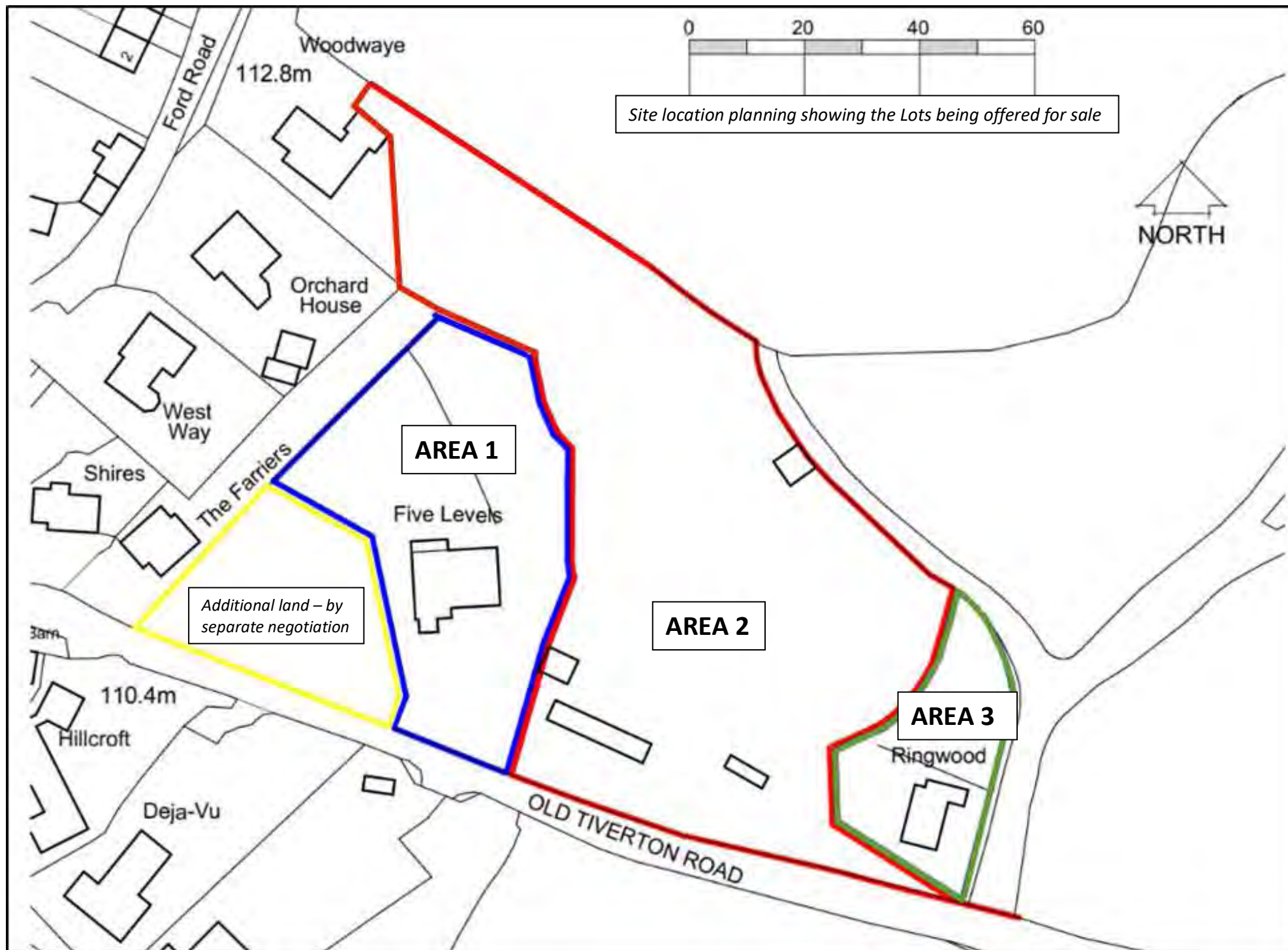
Finally, to the far southwest of the site is a triangular shaped section of land where extant planning approval exists for the construction to two further houses. This land may potentially be available by separate negotiation.

Additional information on each section of the site is set out overleaf.



BAMPTON

Bampton is a historic Charter Town, lying in mid Devon but close to the Somerset border and on the edge of the Exmoor National Park. The village offers an excellent range of local amenities with local shops, chemist, pubs, primary school and doctors surgery. Tiverton is c. 7 miles to the south, with a wider range of facilities including supermarkets, a hospital, leisure centre, golf course and the renowned Blundell's School. Tiverton also has a railway station providing regular services to London Paddington in two hours. The whole area is well known for its outstanding natural beauty, with Exmoor nearby and the beaches of the beautiful North Devon coast around a 45 minute drive.



AREA 1

This part of the site is currently occupied by an existing non-standard (Woolaway) construction bungalow, which has historically been extended by the addition of a block built extension to the rear. Detailed planning approval was attained on 23rd May 2024 under application reference 24/00379/FULL for the demolition of the existing bungalow and its replacement with a new substantial 4 bedroomed detached single storey dwelling with a floor area of c. 195.98sqm (2108sqft) + garage.

Access to the plot will be provided via an existing entrance and drive from Old Tiverton Road. All required rights/easements will be provided by the vendor

for passage of utilities including foul drainage through the Additional Land in the southwestern side of the site.

The plot is situated in a superb position on the site with a delightful outlook down the valley towards the village of Bampton. The plot extends to c. 0.55 acres / 0.22 ha.

A buyer may also wish to consider the possibility of retaining/remodelling the existing dwelling to suit their own requirements (subject to any requisite consents and structural requirements etc).



AREA 2

This section of the site extends to approximately c. 1.46 acres / 0.59 ha. Detailed planning approval was approved by Mid Devon District Council on 30th November 2021 under application ref. 21/00719/FULL for the “Erection of 5 dwellings with alterations to existing access”. Each property is shown on the plans with a floor area of c. 222.96sqm (2400sqft), excluding the garage.

This planning approval expired in November 2024 and as such purchasers of the site may wish to consider a new application for a similar scheme of housing, or another form of development to suit their own requirements.

Alternatively purchasers may wish to use this land as gardens/amenity land for the other two new properties.

Access to this section of the site is via the existing vehicular access off Old Tiverton Road.

All required rights/easements will be provided by the vendor for passage of utilities including foul drainage through the Additional Land in the southwestern side of the site.



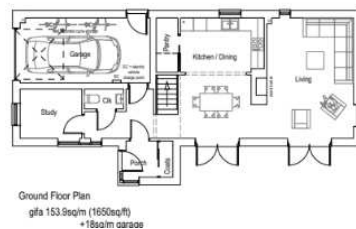
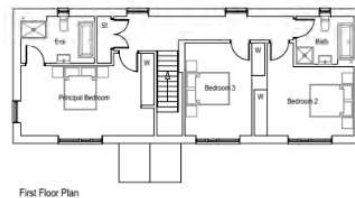
AREA 3

This section of the site, extending to c. 0.3 acres, is occupied by a further existing non-standard (Woolaway) construction bungalow. Detailed planning approval has been attained on 22nd May 2024 under application reference 24/00378/FULL for demolition of the existing bungalow and its replacement with a new attractive, two storey detached house with a gross internal floor area extending to c. 153.9sqm (1650sqft) plus an integral garage of a further 18sqm. The proposed accommodation includes a porch, cloakroom, study, garage, kitchen/dining room and living room on the ground floor, with three bedrooms (master en-suite) on the upper floor.

Access will again be via the shared entrance and drive from Old Tiverton Road.

Purchasers may also wish to consider the possibility of retaining/remodelling the existing dwelling to suit their own requirements (subject to any requisite consents and structural requirements etc).

All required rights/easements will be provided by the vendor for passage of utilities including foul drainage through the Additional Land in the southwestern side of the site.



ADDITIONAL LAND *(potentially available by separate negotiation)*

This triangular area of land extends to c. 0.12ha / 0.3 acres and benefits from commenced planning approval (ref. 08/01771/FULL), originally approved on 18th November 2018 for the construction of two new dwellings. The approved planning allows for the development of two detached four bedroom houses, each with a gross internal floor area of c. 123.6sqm (1331sqft) plus a single garage. The land has an independent access onto Old Tiverton Road for the two new houses.

METHOD OF SALE

The site is offered for sale by private treaty with a Guide Price of £495,000. For discussion in regard to a price for the Additional land, please contact the Agents.

The Agents are advised that VAT will not be charged on the sale.

AERIAL VIDEO

An aerial video showing the land and each Lot is available to view through the agents website (www.klp.land) or via the link below:

[Bampton - Development Site At Five Levels - KLP](#)

PLANNING & TECHNICAL INFORMATION

A comprehensive planning and technical information pack is available upon request from the agents. Interested parties are invited however to make and rely upon their own enquiries of Mid Devon District Council and the relevant services/utilities providers.

VIEWING

In the first instance please contact the agents on 01392 879300.



Newcourt Barton, Clyst Road, Topsham, Exeter, EX3
ODB

Attn: Alex Munday

Email: alex@klp.land

Tel: 01392 879300 / 07947 561773

CONTACT – REF: 684/AM

Aerial Image showing approximate boundary positions of the four sections.

AREA 1

AREA 2

AREA 3

*Additional land – by
separate negotiation*



Photos showing (from the top left clockwise): View of existing bungalow on Area 1, View of existing bungalow on Area 3, Aerial view over Area 2, View over further part of Area 2.



Aerial image taken from above the existing dwelling on Area 1, overlooking the village of Bampton.