

SINGLE BUILDING PLOT

EGGESFORD, Nr. CREDITON, EX18 7EP



- Detailed Planning Permission (Ref. 21/02448/FULL)
- Proposed two bedroom detached house with off road parking
- GUIDE PRICE £76,000

View over the plot facing north east

THE PLOT – EX18 7EP

An opportunity to acquire a level building plot with detailed planning permission (ref. 21/02448/FUL) for the construction of a new detached house. From the approved plans, the new dwelling is shown with accommodation comprising of an entrance hall, W.C., lounge and kitchen/dining Room on the ground floor. On the first floor, two bedrooms are proposed along with a bathroom and study/store room. The proposed property is shown from the plans with a gross internal floor area extending to c. 76.86sqm (827.3sqft). Externally the property will have a small garden area to the side and rear and two off road parking spaces.

EGGESFORD

The small parish of Chawleigh encompasses the hamlet of Eggesford situated between Exmoor and Dartmoor approximately 13 miles north-west of the market town of Crediton on the A377 road from Exeter to Barnstaple. Full local amenities including schools, doctor and dentist surgeries and post office can be found at Chulmleigh, 3 miles to the north-west of Eggesford. The plot forms part of a small 4 house estate at Eggesford Close, conveniently located at the historic Eggesford Station on the scenic Tarka line alongside the A377, approximately halfway between Exeter and Barnstaple, which offers excellent options for train commuting for workers/professionals with easy access to Exeter, London and beyond. Trains operate hourly during the day and it is possible to travel between Eggesford Station and Paddington Station in London in under 3 hours 15 minutes.

Located adjacent to Eggesford Close is the Plant Shed and Farm Shop, an environmentally sustainable business open 7 days a week and offering a wide range of food products along with the charming Eggesford Crossing Café. Located a short walk from the station is The Fox and Hounds Country Hotel and restaurant and for those who appreciate outdoor activities, Eggesford is surrounded by public open spaces including Eggesford Forest, Flashdown Wood and Heywood all within walking distance of the property.

VIEWING

Please contact the sole agents to arrange a viewing.

PLANNING

Mid Devon District Council approved outline planning permission (Ref. 21/02448/FULL) on the 9th September 2022 for the 'Erection of a dwelling' on land at Eggesford Close. Copies of the planning permission, approved plans and other documents are held on file by the agents and are available upon request as part of a planning / technical pack.

METHOD OF SALE

The plot is offered for sale with a Guide Price of £76,000. We understand that there will be no VAT applicable to the sale.

S106 AND CIL

The Agents are advised that there are no S106 contributions or CIL payments applicable to the approved scheme.

SERVICES

The agents are advised that the plot is served by a private water supply (supply pipe is on site ready for connection). There is also a drainage supply on site for connection to a shared private treatment plant, and mains electricity is on a pole to the rear of the plot. An annual financial contribution will be payable for the supply/maintenance of the private water supply and drainage system – please contact the Agents for further details.

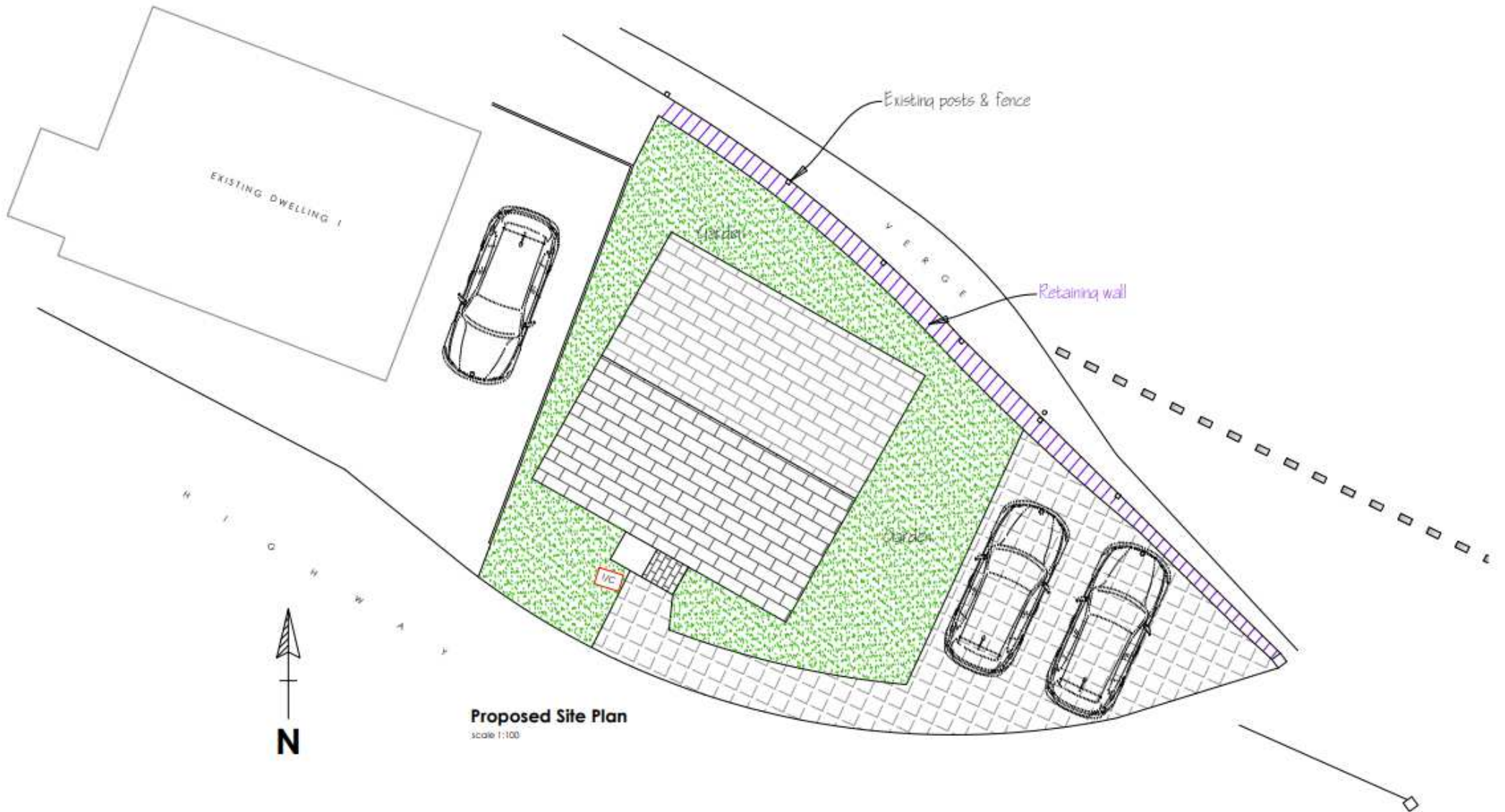
CONTACT – SOLE AGENTS



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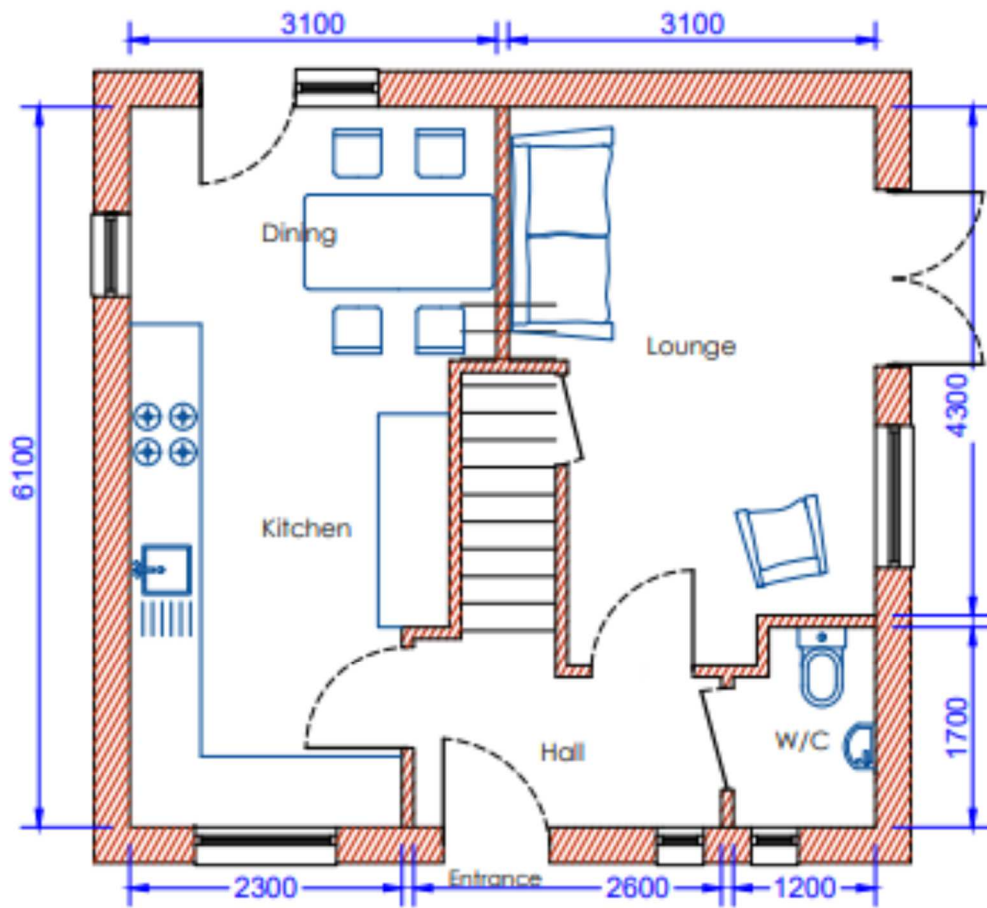
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Proposed Layout Plan (not to scale)

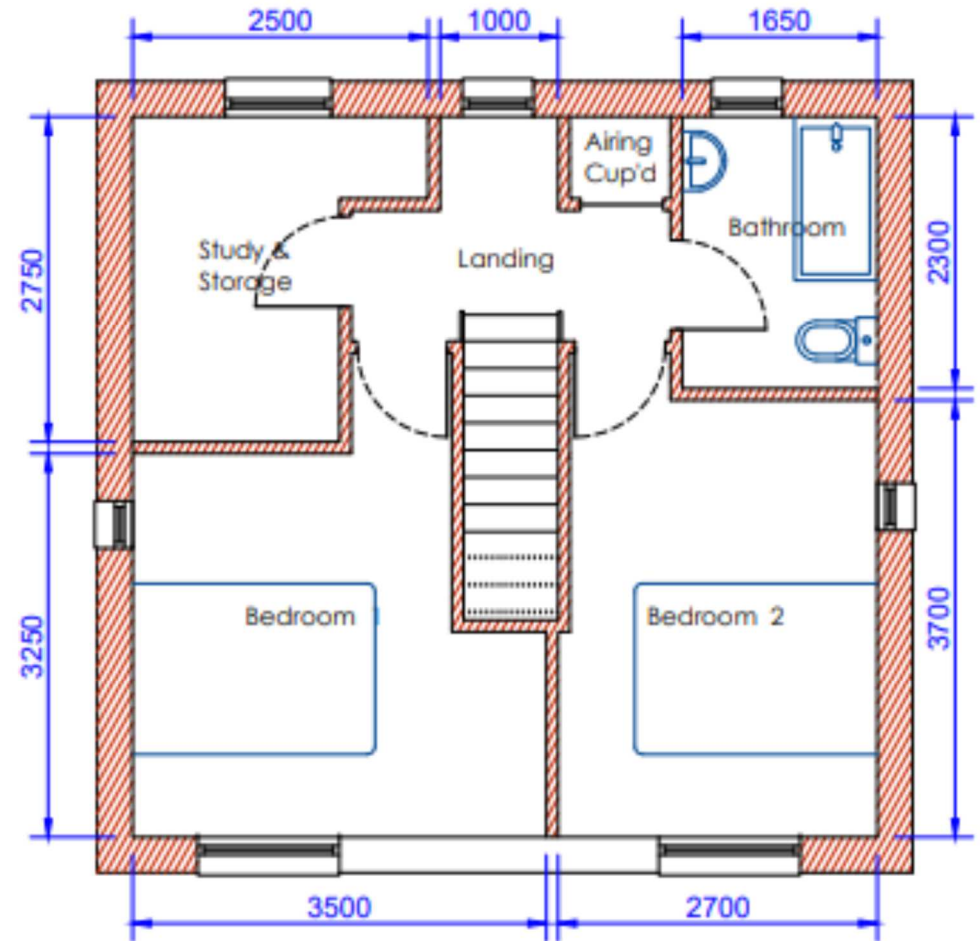


Proposed Site Plan
scale 1:100

Proposed Floorplans – not to scale



Proposed Ground Floor



First Floor

Proposed Elevations – not to scale

