



## Development Site at Lower Newton Farm

Zeal Monachorum, Crediton, Devon EX17 6LH.





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**£450,000** Guide Price

Valuable residential development opportunity

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Range of agricultural buildings with planning permission for demolition and creation of three new build, detached four and three bedroom dwellings

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Potential under extension of Permitted Development Rights for retention and conversion of the existing buildings (Clarksons Law - Maximum 10 dwellings), subject to planning.

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Additional land available

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### Location

Lower Newton Farm Buildings occupy a delightful, rural setting alongside a handful of houses amid pretty Mid Devon countryside, 1½ miles west of the village of Zeal Monachorum and around 3 miles from both North Tawton and Bow which provide ranges of local amenities.

A more comprehensive range of services can be found in Crediton, some 10 miles east of the farm with both the A377 and A3072 within 3½ miles. The main A30 dual carriage way is 10 miles to the south at Whiddon Down.





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