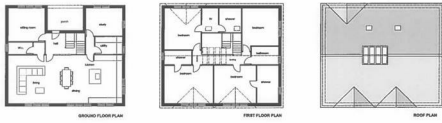


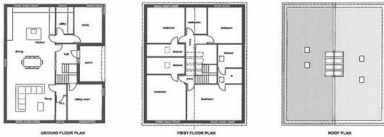


Cabbage Moor Plots - Whole

Cabbage Moor Plots - Whole, Posbury, Crediton, Devon, EX17 3QE



Cabbage Moor Blackdown Class EX17 3QE
RURAL DETACHED DWELLINGS
Proposed



Cabbage Moor Blackdown Class EX17 3QE
RURAL DETACHED DWELLINGS
Proposed



Access to A30 dual carriageway 3 miles.
Crediton 4 miles. Exeter 10 miles.

A stunning rural site with planning permission for two fine detached houses, set in grounds of 10 acres of pasture and woodland.

- Detailed PP for 2 detached houses
- Each 4 beds, 4 baths, 2 receps and fine open plan living room/kitchen
- Peaceful rural location
- 10 acres
- Woodland and pasture
- Freehold

Guide Price £610,000



SITUATION

The property is situated in a fine rural location 4 miles to the south of the town of Crediton, which has an excellent range of day-to-day facilities. 3 miles to the south, access is gained to the A30 dual carriageway which provides quick access to Exeter and the M5 motorway. The cathedral and university city of Exeter is only 10 miles via the most direct route.

Though in a rural location there are a few other properties in the locality, but the new houses themselves are set a good distance back from the quiet country lane and will enjoy a secluded setting

DESCRIPTION

Planning consent has been obtained under the fallback position, for two fine detached dwellings following the demolition of an agricultural building that is on the site, being a substantial former poultry unit. The houses will enjoy a south-easterly outlook over unspoilt farmland and woodland. With the property comes an attractive block of pasture and broadleaved woodland providing a haven of wildlife. Overall the property totals about 10.06 acres.

PLANNING PERMISSION

Mid Devon District Council gave planning permission on the 18th October 2022 for the erection of the two dwellings utilising the Class Q Fallback position (Ref: 22/01615/FULL). A full range of accompanying documents are on the Mid Devon website.

CIL AND SECTION 106 PAYMENTS

It is believed there are no CIL or Section 106 payments that are due.

SERVICES

The existing buildings have mains electricity and mains water already connected, though purchasers must satisfy themselves as to the suitability for the new dwellings. A private drainage system will have to be provided by the purchaser. The outfall from the proposed treatment plants will be discharged into the stream that lies on Lot 2 and then crosses Lot 3.

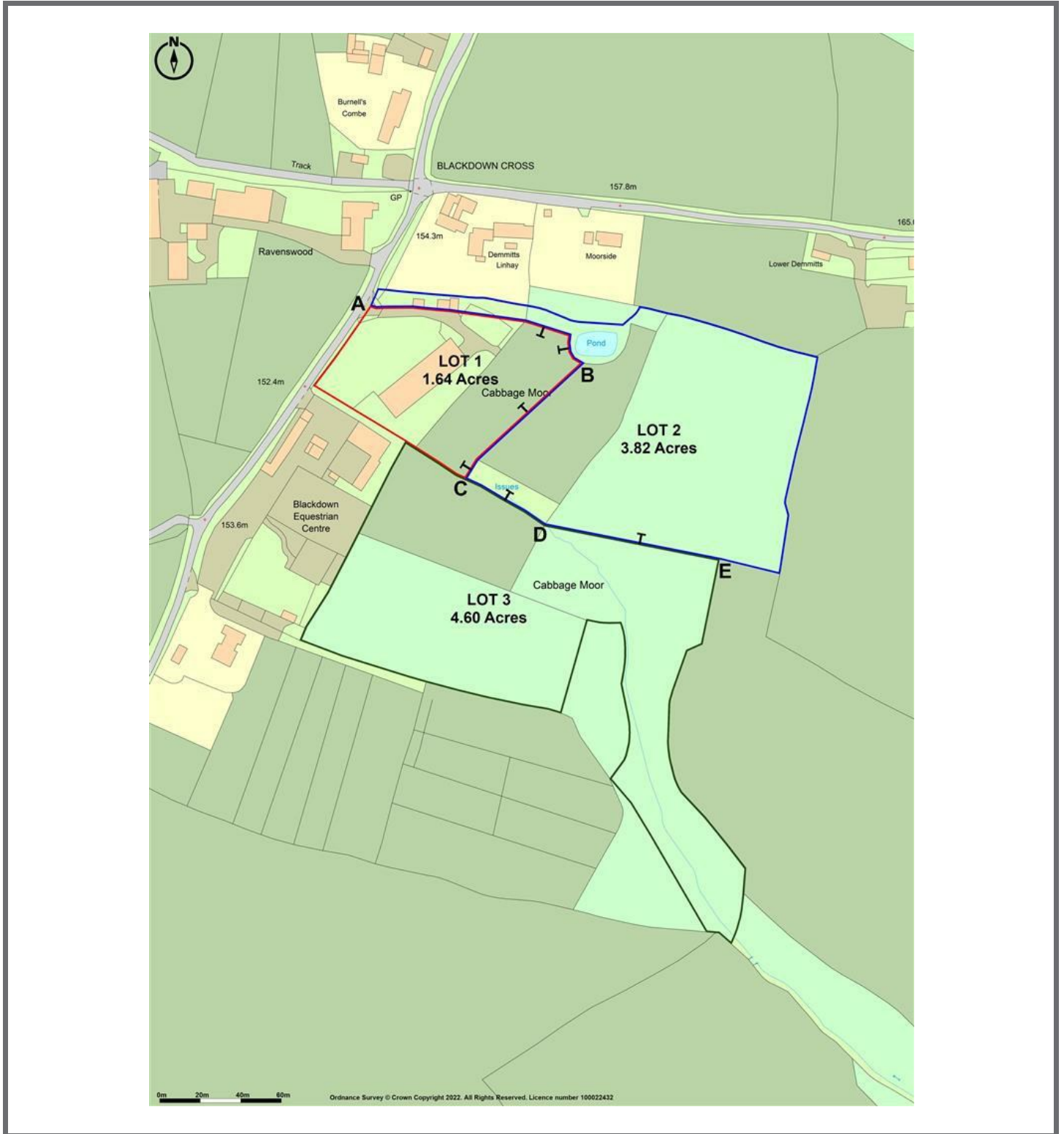
VIEWINGS

Strictly by appointment through the sole agents, Stags Tel: 01392 255202

DIRECTIONS

The postcode generally gets you to the property via Sat Nav. However, from the Woodleigh Junction on the A30 dual carriageway to the west of Exeter (Cheriton Bishop) leave at this junction and then take the 3rd exit back, signposted Tedburn St Mary, crossing over the A30 and then immediately thereafter turn left down a lane, signposted Crediton. Continue on this country road for 2.6 miles whereupon Cabbage Moor is on the right, just before a 'T' junction and a bungalow on the left.

Cabbage Moor Plots - Whole, Posbury, Crediton, Devon, EX17 3QE



These particulars are a guide only and should not be relied upon for any purpose.

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