



Cabbage Moor Plots- Lot 1



# Cabbage Moor Plots-

Posbury, CREDITON, Devon EX17 3QE

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 1.64 acres with option to acquire further land.

- Detailed consent for 2 detached houses
- Each 4 beds, 3 baths, 2 receps and fine open plan living room/kitchen
- Peaceful rural location
- Fine woodland views
- Services connected
- Freehold

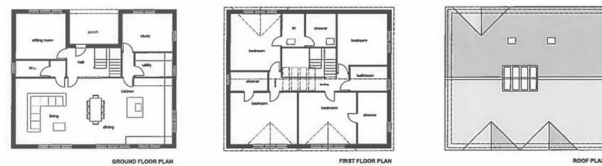
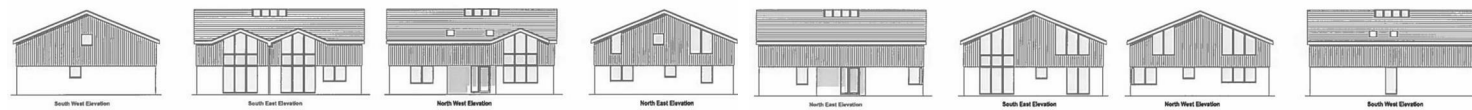
## SITUATION

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. Lot 1 comprises land totalling about 1.64 acres, providing ample space for gardens and a paddock.



Land at Cabbage Moor Blackdown Cross EX17 3QE  
TWO NEW-BUILD DETACHED DWELLINGS  
Plot 1 As Proposed



Land at Cabbage Moor Blackdown Cross EX17 3QE  
TWO NEW-BUILD DETACHED DWELLINGS  
Plot 2 As Proposed

## 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.

## ACCESS

The property already has direct road frontage and access from the council road.

## ADDITIONAL LAND

The vendors own additional agricultural land and woodland adjoining Lot 1 to the east and south. Lot 2 amounts to about 3.82 acres, there are some wooden stables and the remainder of the pasture field adjacent to Lot 1 plus an attractive small pond on the northern boundary and a delightful area of broadleaf woodland to the east and this totals 1.64 acres. If the purchaser of Lot 1 does not purchase Lot 2 then a right of way will be reserved through Lot 1 between the points A to B marked on the plan.

Lot 3 lies to the south and adjoins Lots 1 and 2, as indicated on the plan. This is a further area of mainly attractive broadleaf woodland of great wildlife appeal and with a small stream running through it. It has vehicular access off the county road across neighbouring property. Lot 3 amounts to about 4.60 acres.

## VIEWINGS

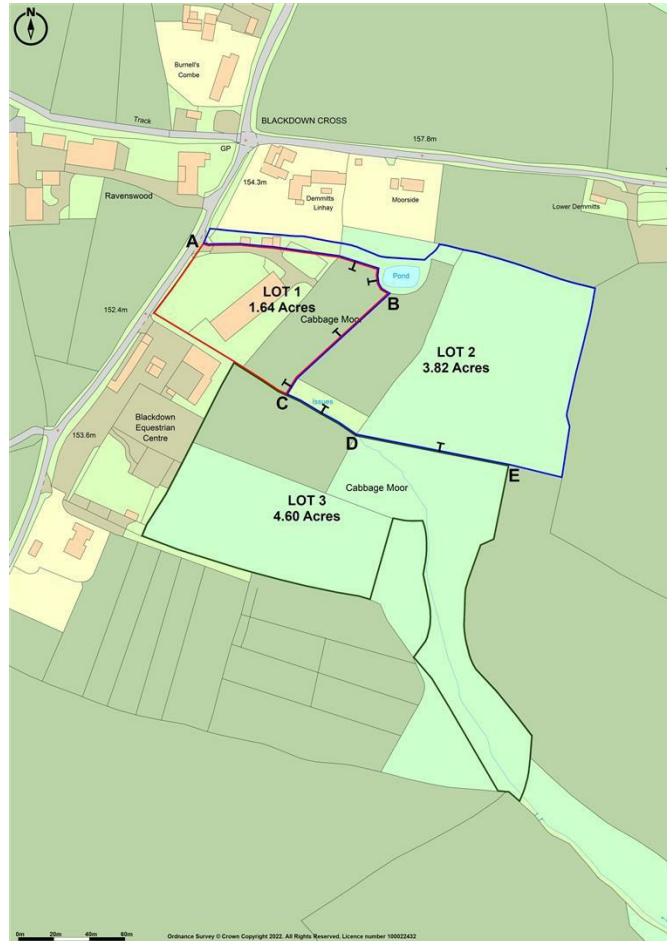
Strictly by appointment through the sole agents, Stags Tel: 01392 255202

## 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.



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



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