



Building plot Ford Farm



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Coleford, Crediton, Devon, EX17 5DG

Crediton 6 miles, Exeter 13.7 miles

A stunning rural site with planning permission for a detached house set in 0.83 acres

- Detailed planning permission for a 3-4 bedroom house, garage and office
- Peaceful rural location
- 0.83 acres
- Freehold
- Additional land available subject to separate negotiation

Guide Price £375,000

Situation

The building plot is situated in a fine rural location 6 miles to the west of the town of Crediton, which has an excellent range of day-to-day facilities. 8.2 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 13.7 miles via the most direct route. Though in a rural location there are a few other properties in the locality, but the new house itself is set back from the quiet country lane and will enjoy a secluded setting.

Description

Full planning consent has been obtained for a fine two storey dwelling following the demolition of the existing agricultural buildings that are on site. The house will enjoy a south-westerly outlook over rolling farmland. Overall the property sits in land amounting to 0.83 acres.



Planning permission

Mid Devon District Council gave planning permission on the 15th February 2023 for the erection of a dwelling and garage/office following the demolition of 4 existing agricultural buildings and 1 stable block. (Ref;22/02262/FULL). A range of accompanying documents are on the Mid Devon website.

CIL and section 106

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 dwelling. A private drainage system will have to be provided by the purchaser.

Additional land

Additional land is available subject to separate negotiation. Please speak to the Agent for further information.

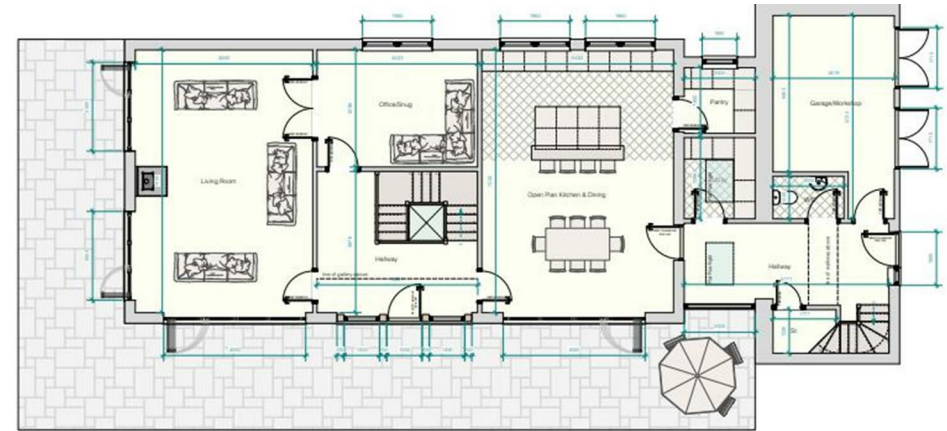
Viewings

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

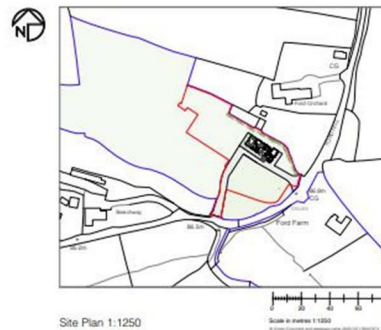
Directions

From Crediton take the A3072 towards Coplestone. Carry on through the village and across the bridge take the left heading towards Okehampton/Bow. After a short distance take the 2nd left hand turn. After 1.4 miles take the right onto Ford Hill. Carry on down the hill and the barns will be on your right.

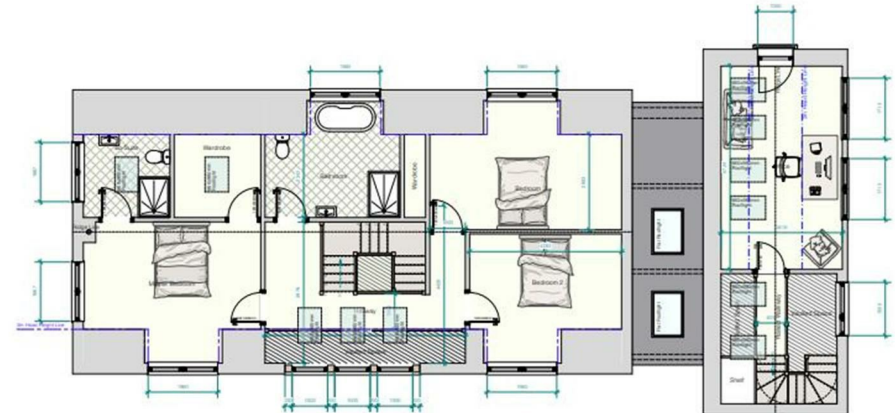
What3words - zoomed.rollers.radiates



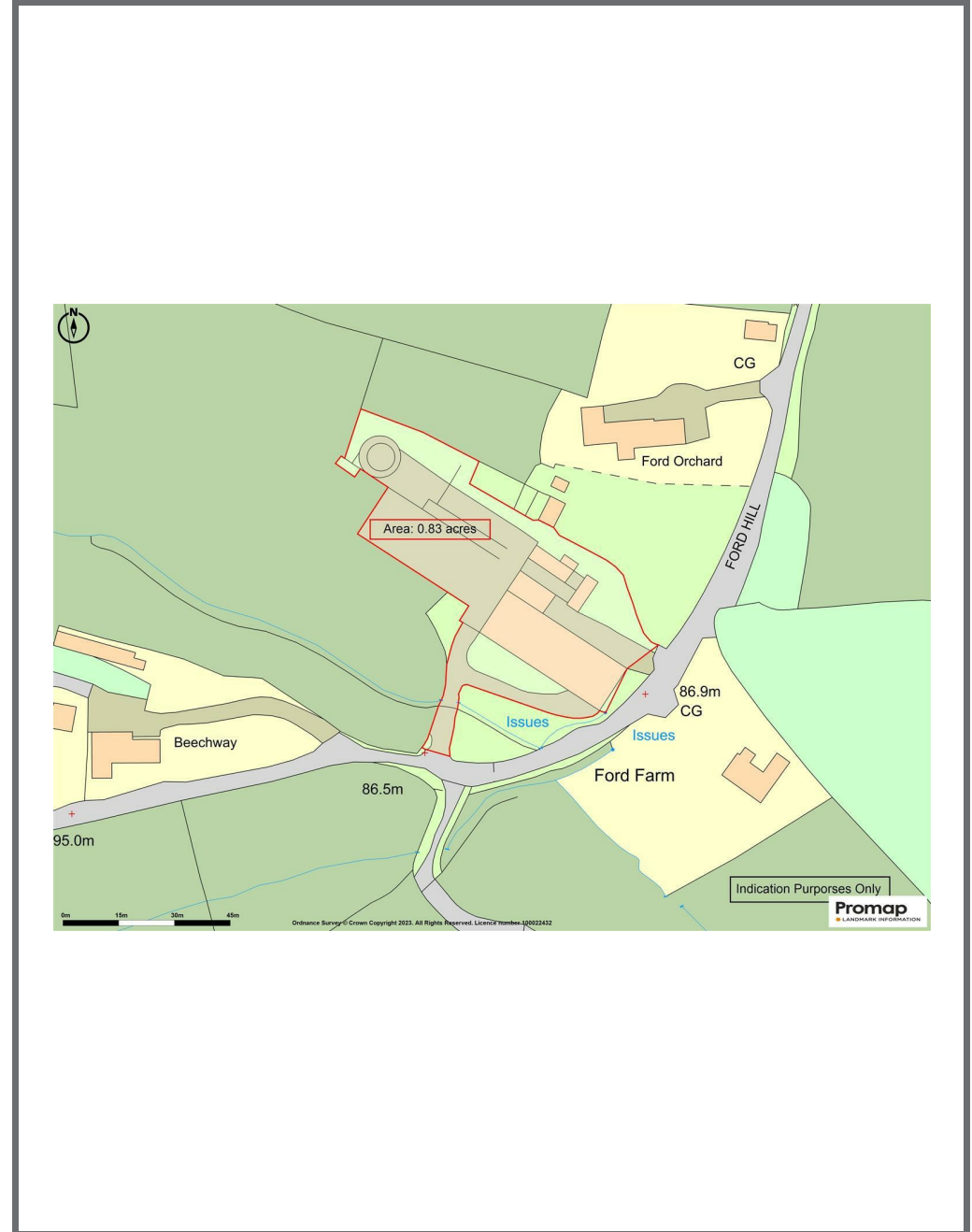
Ground Floor Plan 1:50



Site Plan 1:1250



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



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