

# LARGE BUILDING PLOT FOR NEW DETACHED HOLIDAY LET, BAMPTON, DEVON



- Land extends to 0.94 acres and benefits river frontage and fishing rights
- Planning permission for new detached holiday let dwelling
- Delightful location on the edge of Bampton
- **GUIDE PRICE £135,000**



*Aerial view showing the approximate location of the plot (outlined red) with Bampton beyond*



## THE BUILDING PLOT – EX16 9DX

KLP are delighted to offer for sale this superb building plot located on the edge of the village of Bampton, near Tiverton in Mid Devon. Detailed planning permission has been granted (ref. 22/02223/FULL) for the construction of a new detached holiday let property, provision of access and associated works. The new dwelling is shown from the approved plans to take the form of a 3 bedroom, single storey property with a gross internal floor area extending to approximately 93.5sqm (1007sqft). The accommodation is proposed to include a large open plan living/kitchen/dining space, utility room, master bedroom, bathroom, two further bedrooms (1 x double and 1 x single), and a W.C. Externally, the plot is shown with 2 x off road parking spaces and turning area for vehicles. The plot is located adjacent to the B3227 from where a new improved vehicular access will be formed to serve the new property. The land being offered for sale extends to c. 0.94 acres and benefits from river frontage to the River Bathern along with fishing rights for the river.

## BAMPTON

Bampton is a historic Charter Town, lying in mid Devon but close to the Somerset border and on the edge of the Exmoor National Park. The village offers an excellent range of local amenities with local shops, chemist, pubs, primary school and doctors surgery. Tiverton is c. 7 miles to the south, with a wider range of facilities including supermarkets, a hospital, leisure centre, golf course and the renowned Blundell's School. Tiverton also has a railway station providing regular services to London Paddington in two hours. The whole area is well known for its outstanding natural beauty, with Exmoor nearby and the beaches of the beautiful North Devon coast around a 45 minute drive.



## METHOD OF SALE

The plot is being offered for sale by private treaty – with a Guide Price of £135,000. Interested parties may also wish to note that additional land, located to the south of the plot and extending to a further 2.98 acres may be available by separate negotiation.

## PLANNING

Detailed planning approval was given by Mid Devon District Council on 30<sup>th</sup> November 2021 under application ref. 22/02223/FULL for the “Erection of 1 holiday let, provision of access and associated works”. Interested parties will note that the conditions of the planning approval stipulate that the new dwelling must be used for holiday purposes only,

and not occupied as a person's sole/main residence, but **does not** put a stipulation on length of occupancy.

## PLANNING & TECHNICAL INFORMATION

A comprehensive planning and technical information pack is available upon request from the agents. Interested parties are invited however to make and rely upon their own enquiries of Mid Devon District Council and the relevant services/utilities providers.

## S106 & CIL

The Agents are advised by the owners that there are no S106 obligations nor CIL payments applicable to the approved planning permission (ref. 22/02223/FULL).

## VIEWING

In the first instance please contact the agents on 01392 879300.

## CONTACT – REF: 977/R1



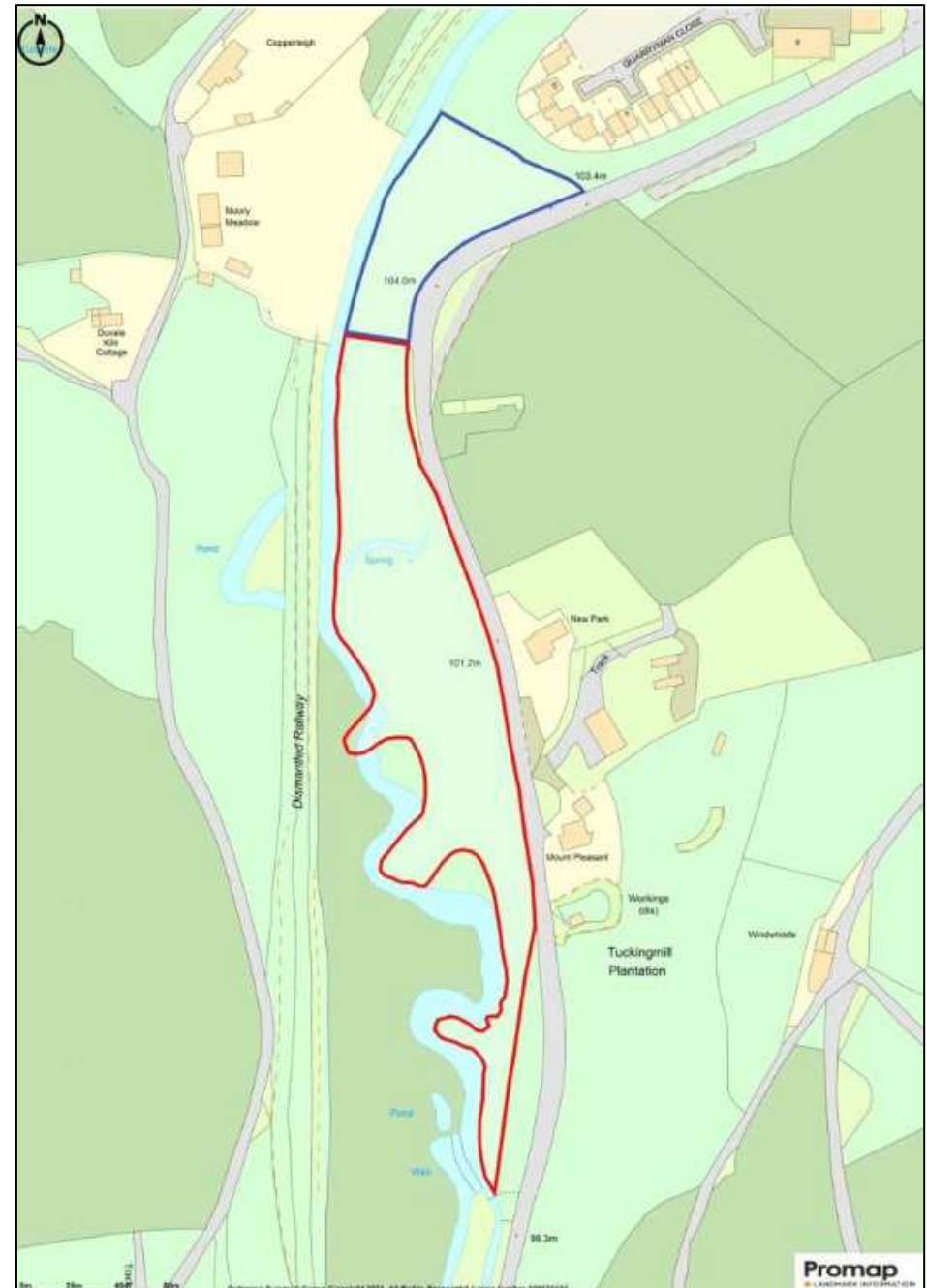
Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB

Attn: Alex Munday

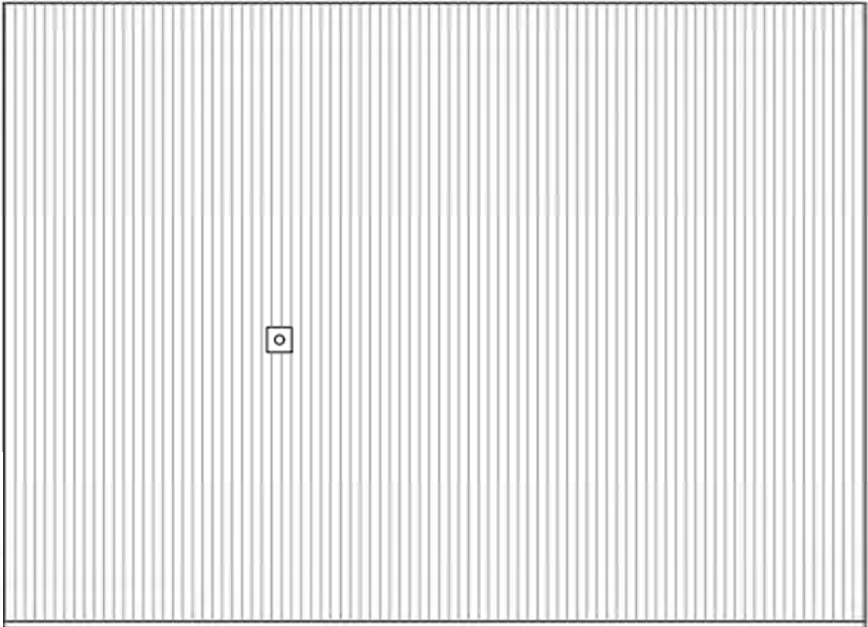
Email: [alex@kpl.land](mailto:alex@kpl.land)

Tel: 01392 879300 / 07947 561773

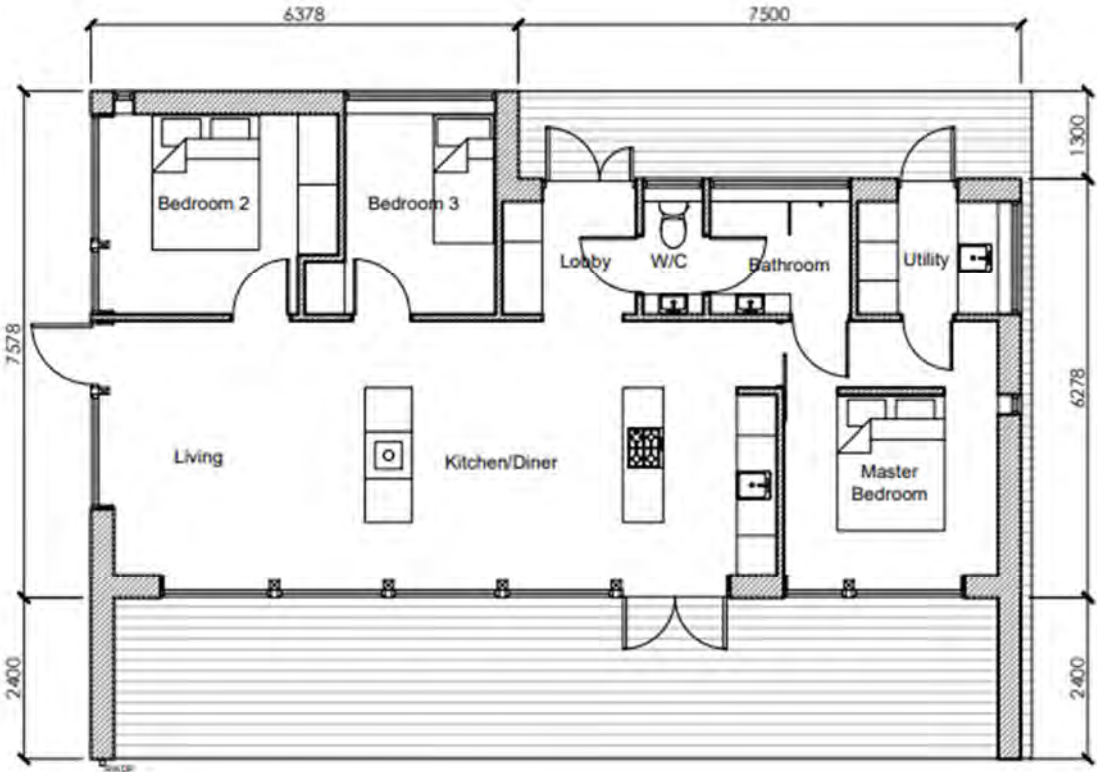
*Sie location plan with plot being offered for sale outlined in blue.  
Additional land (extending to a further c. 2.98 acres and potentially available by separate negotiation is shown outlined in red)*



Proposed floorplans of new dwelling – not to scale.



Proposed roof plan 1:100

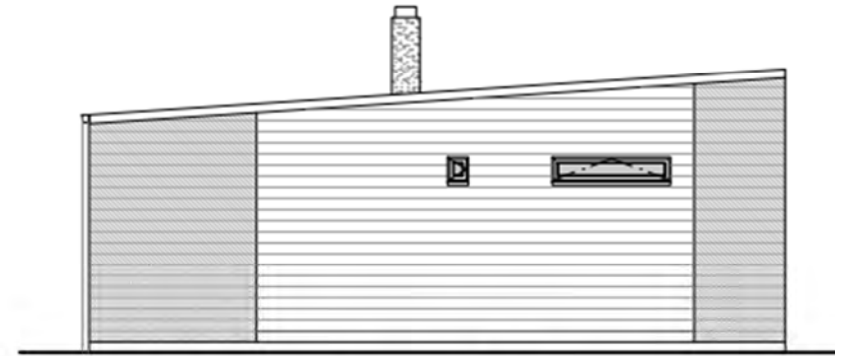


Proposed ground floor plan 1:100

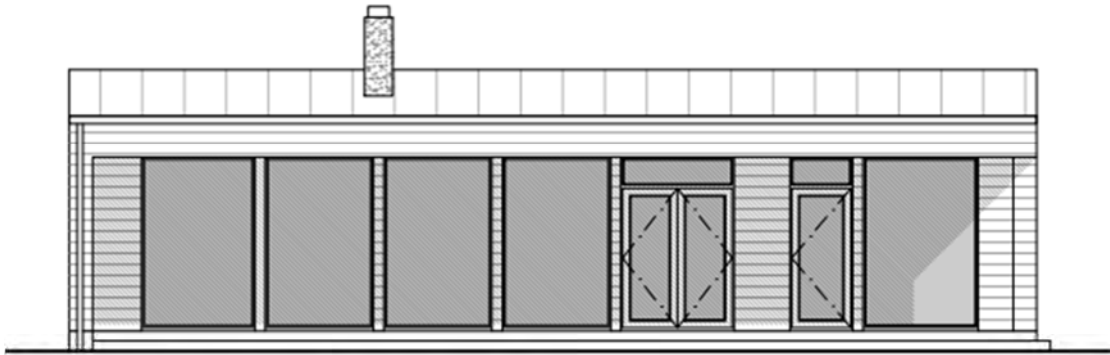
*Proposed elevations – not to scale*



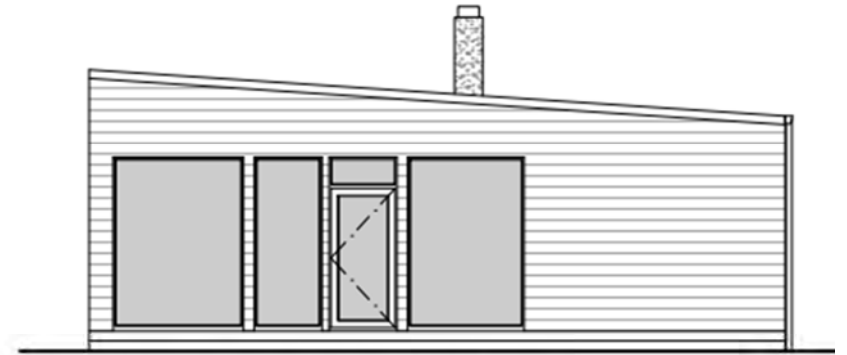
Proposed south western elevation 1:100



Proposed south eastern elevation 1:100



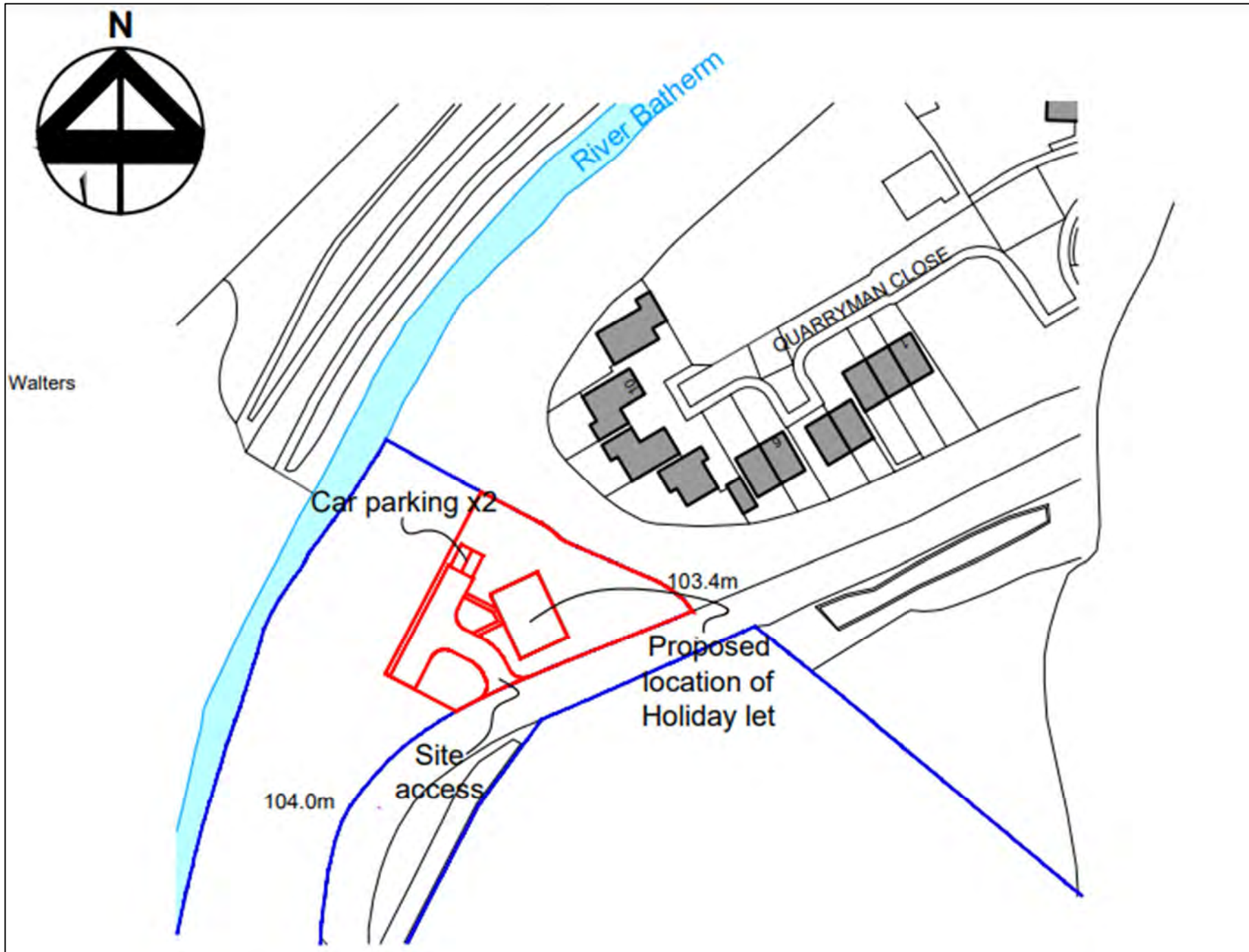
Proposed north eastern elevation 1:100



Proposed north western elevation 1:100



Proposed location plan and layout – not to scale





*Aerial Image (taken in 2023) overlooking the site with inset image showing the River Batherm.*







*Image of the plot (photo taken in 2023) facing south-west*