



Building Land, Wayleaves, Winkleigh

Guide Price £275,000

Building Land, Wayleaves

Winkleigh

- Planning permission for four new homes
- Mix of 2 and 3 bedroom houses
- Quiet edge-of-village setting
- Lovely countryside views
- Gardens and parking for each plot
- Near Hatherleigh and Okehampton
- Perfect for a small developer

This attractive development site lies on the edge of the small village of Monkeokehampton in West Devon, surrounded by rolling countryside yet within a short drive of the towns of Hatherleigh and Okehampton. Outline planning permission has been granted for four new homes, two generous three bedroom houses of approx. 90sqm and two comfortable two bedroom houses of about 79sqm, arranged as a pair of semis each pair having their own access off two quiet village lanes at either side of the site. The permissions are secured under planning references **2280/23/OPA** and **0599/25/OPA**, with access, layout and scale approved, full details of both schemes can be viewed on the West Devon Borough Council planning portal.





North East Elevation

Scale
1:1 0 10m
1:100 0 1m



North West Elevation



South East Elevation

The plots adjoin a bungalow known as Wayleaves and offer plenty of space for each house to enjoy its own garden and parking. The gentle slope of the land will allow the dwellings to take in far reaching views over neighbouring fields. Modern family living can be achieved here: plans indicate that the three bedroom houses will provide ample accommodation and that the two bedroom houses will make ideal starter homes or downsizer properties. Final layouts, finishes and landscaping remain to be agreed through reserved matters.

It should be noted that the strip of land separating the two plots is not included in the sale and is currently used as a garden/vegetable plot by a neighbouring owner. Access to this area is provided via a pedestrian and wheelbarrow right of way, which crosses part of the site for the three bedroom homes. The route of this access is shown on the approved planning drawings.

In addition, the buyer will be required to construct the retaining wall along the boundary between Wayleaves Bungalow and the two bedroom plots, as shown on the planning drawings.

Monkokehampton is a pretty rural village with a 19th century church and a friendly community. Footpaths lead straight from the village into unspoilt countryside, while Dartmoor National Park is within easy reach for moorland walks. The market town of Hatherleigh lies about three miles away and provides a range of everyday amenities, the larger town of Okehampton, about ten miles, offers supermarkets, schools, a medical centre and a railway station with services to Exeter. Primary schools can be found at Exbourne, Hatherleigh and Winkleigh, all within roughly five to ten miles.

Development opportunities in such a peaceful village location are rarely available. Offered as one lot, the four plots provide an exciting chance for a small developer or self builder to deliver an excellent scheme of homes in a sought after part of Devon, with the added benefit of tailoring the final design to meet market demand. Broadband within this postcode: Standard (source: Ofcom)

Drainage: See planning

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Directions:

Satnav: EX19 8SE

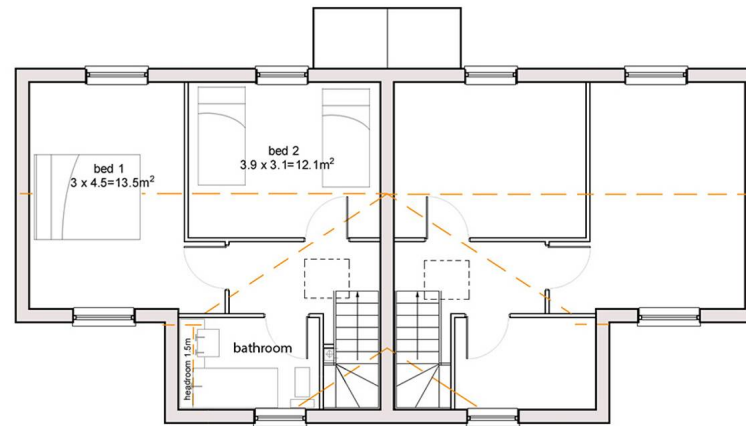
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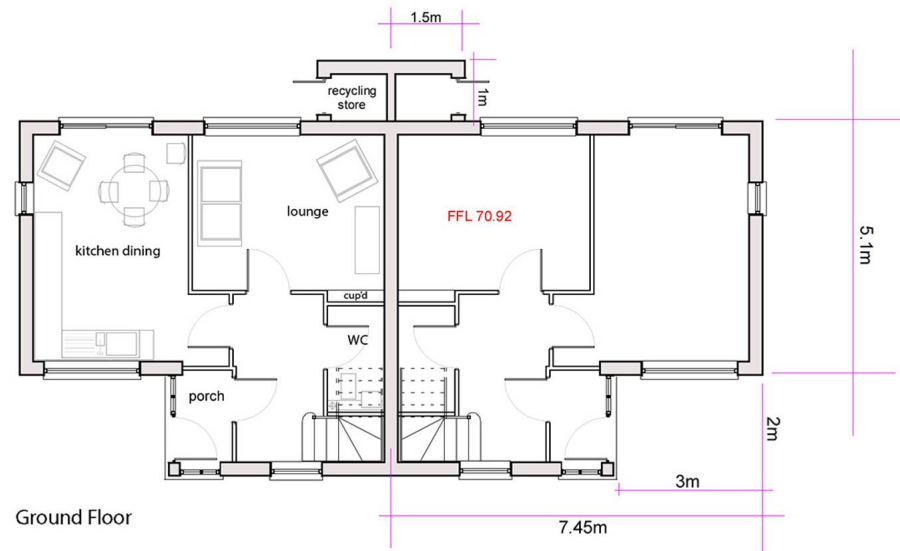


South West Elevation

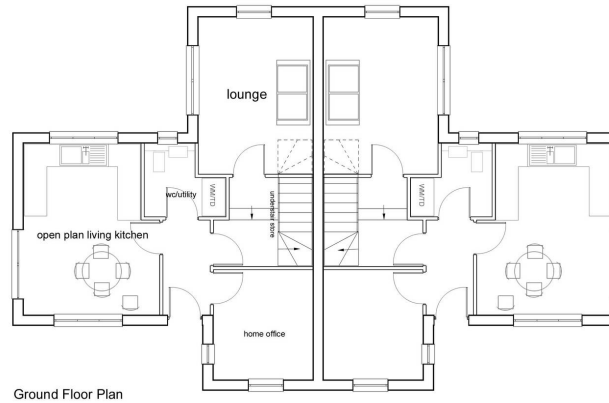
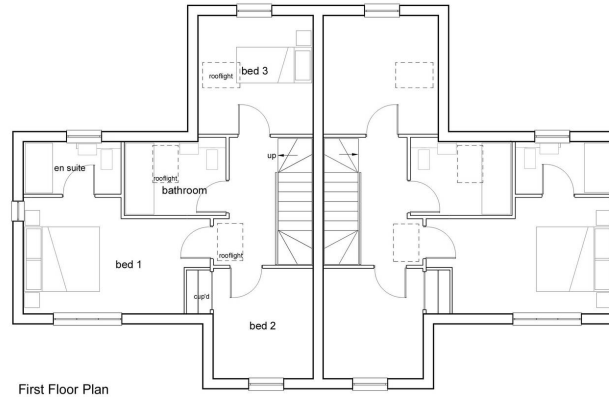




First Floor



Ground Floor



Helmores

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