



W E L L P A R K S

# Wellparks

Crediton, Devon EX17 3PJ

The nearest train station to Wellparks is Crediton Mainline Station which is 0.3 miles away, Crediton Town Centre is 0.6 miles, Exeter City Centre is 7.5 miles and M5 (Jct 29) is 11 miles.

## A fine period farmhouse and range of outbuildings with Listed Building consent for 17 dwellings and a further 3 new build dwellings

- Edge of town development
- Rural views
- Grade II Listed Victorian model farm with outbuildings
- Listed Building consent for 17 dwellings
- 3 new build dwellings
- 1.69 acres of land

### Situation

Wellparks is located on the outskirts of the thriving Mid Devon town of Crediton, a vibrant and bustling community, surrounded by beautiful rolling countryside. The town offers plenty of local amenities, including a traditional High Street with artisan shops, public houses, restaurants, a GP surgery, secondary schooling and a railway station on the Tarka Line (Barnstaple to Exeter). For an even greater number of facilities, the Cathedral City of Exeter is just 7 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis and Waitrose supermarket. Golf is available at Downes Crediton Golf Club and the property is within easy reach of the Dartmoor and Exmoor national parks and the stunning north and south coastlines. The area offers access to a good selection of Primary and Secondary schools including Hayward's Primary School, Sandford School and Queen Elizabeth's. Renowned independent schools include St. Wilfrid's, Exeter Cathedral School, The Maynard and Blundell's.

### Introduction

Wellparks is a period farmhouse and a fine example of a Grade II Listed Victorian model farm with an attractive brick-built farmhouse with a substantial and versatile range of outbuildings on the outskirts of Crediton. The site, which is accessed directly off the public highway (A377) along a privately-owned entrance track, has Listed Building consent for the conversion of the farmhouse and buildings to 17 dwellings of varying sizes plus three new build dwellings.

### Planning Permission

Mid Devon District Council have granted Listed Building consent (22/00068/LBC) dated the 28th July 2023 for the conversion of the farmhouse and buildings to 17 dwellings under planning application. The consent is subject to 10 conditions.

### Additional Residential Units

In addition to the Listed Building Consent for 17 dwellings, the Local Planning Authority (LPA) have also granted consent for the development of a further three new build dwellings to the west of the farmhouse. Within three months of development



commencing, full details of these units including floorplans, elevations and roof plans can be submitted to the LPA. Details that are acceptable to the LPA shall be approved in writing. The development shall thereafter be carried out in full accordance with the approved details prior to the occupation of the associated dwellings. The wording of the condition provides the buyer with the advantage of being able to control the final design of these three dwellings subject to the details being approved by the LPA.

### Miscellaneous

There is no CIL payable. The consent is subject to 10 conditions one of which is the obligation to pay a monitoring fee of £7,667 towards the cost to the Council of monitoring compliance with the Section 106 Agreement.

### Services

All mains services are available nearby or on site. All interested parties must make their own enquiries of the relevant statutory utility providers. The additional 3 units will have private drainage tanks and soakaways.

### Directions

From Exeter, take the A377 north away from the city centre and towards Crediton. Arriving in Crediton, continue through the first roundabout, and you will find the development entrance to the right-hand side.

### Local Authority

Mid Devon District Council

### Agents Notes

Please note the owners have elected to tax for VAT purposes. Please contact an agent for further information.

### Information Room

For interested parties a link to all supporting planning and survey documentation is available on request from the agents.

### Guide Price

OIRO £1.2M

### Disclaimer

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





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