



Wellparks New Build Development





# Wellparks New Build Development

Crediton, Devon EX17 3PJ

11 attached new build units arranged around a central courtyard with glorious countryside views.

- 11 unit consented residential scheme
- TOTAL 9,515 sq ft ( 884sq m) for 21 parking spaces
- 1.33 acres (0.53 HA)
- TENURE - Freehold
- NO CIL and minimum s106 contributions

Offers In The Region Of £525,000

## 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.

## INTRODUCTION

11 attached new build units arranged around a central courtyard with glorious countryside views.





## PLANNING PERMISSION

Mid Devon District Council (MDDC) , the Local Planning Authority (LPA) have granted consent for the development of 11 Private residential units as part of full planning permission REF 22/00067/FUL granted as at 06 Feb 2024.

## S106

There is no CIL payable. There is an obligation to pay a monitoring fee of £7,667 towards the cost to MDDC of monitoring compliance. This will be pro-rata apportioned if the site is sold independently from the Barn Conversion complex and Commercial site.

## SERVICES

All mains services are available nearby or on site. All interested parties must make their own enquiries of the relevant statutory utility providers.

## 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 NOTE

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.

## OIRO

The Freehold interest in the site is available at OIRO £525,000.

## DISCLAIMER

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







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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