



Dreamlands,



Dreamlands,

Church Hill, Pinhoe, Exeter EX4 9JL

Exeter city centre (2.9 miles)

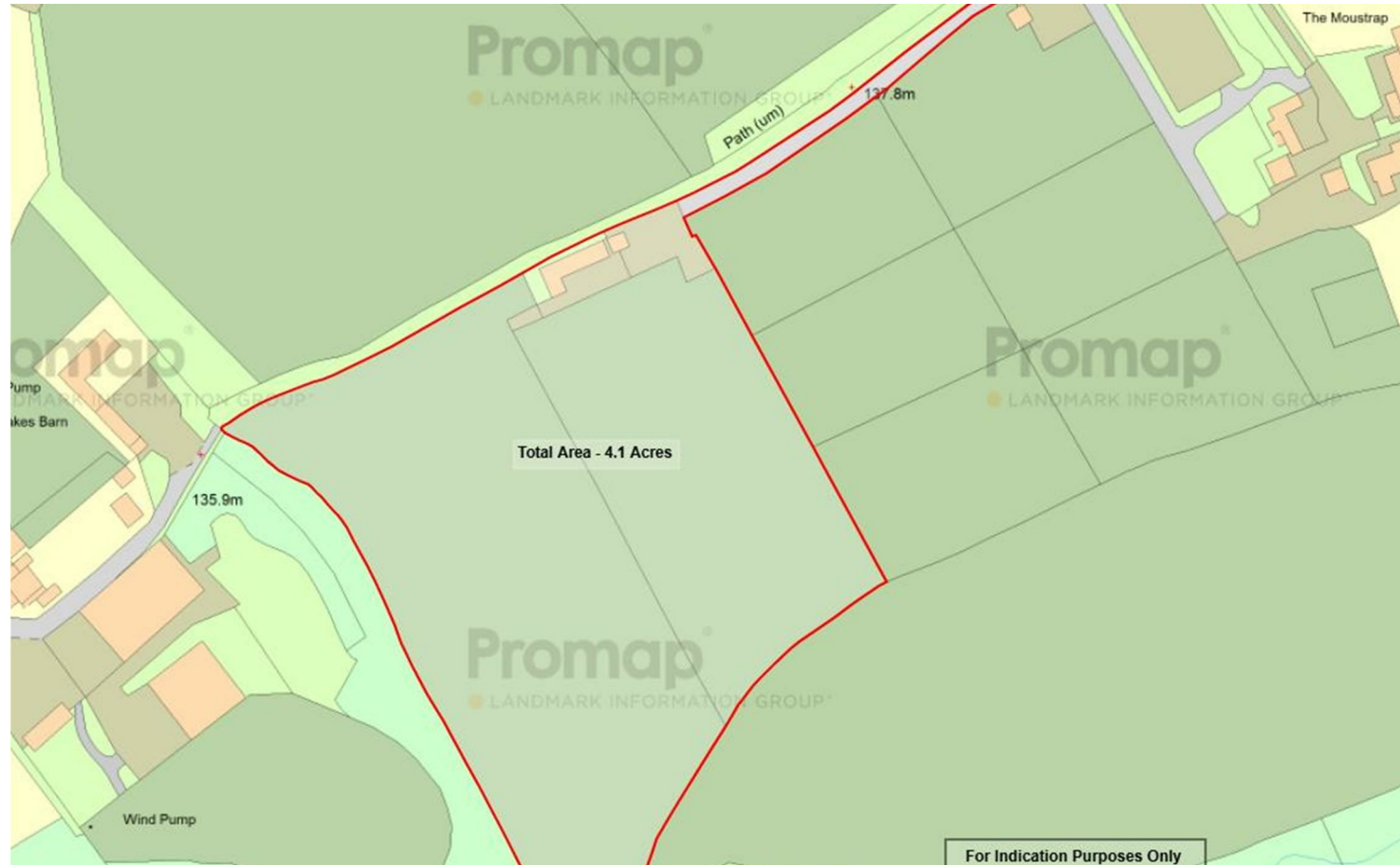
A rare potential development opportunity to acquire a stable block with approximately 4 acres of land on the outskirts of Exeter.

- Lapsed planning for conversion to a 3 bedroom dwelling
- Huge potential
- Planning reference - 21/1045/FUL
- Private drive
- EPC - N/A
- Circa 4 acres of paddock/pasture land
- Elevated position enjoying stunning views
- Stable block
- Council tax band - N/A
- Freehold

Guide Price £285,000

SITUATION

Dreamlands is located on the outskirts of Exeter, just a short drive from Pinhoe, which offers a local rail link, pharmacy, surgery, and shops. Exeter City centre, three miles south, provides excellent shopping, dining, theatre, and recreational options, along with mainline stations to London Waterloo and Paddington. Despite its rural setting, the property is well-connected to major roads, with the A30 and M5 nearby.



DESCRIPTION

A rare opportunity to acquire a stable block with lapsed planning for a 3 bedroom dwelling and approximately 4 acres of land on the outskirts of Exeter. Situated in a picturesque rural setting, the property boasts breathtaking views across the surrounding countryside while being conveniently located for access to the city.

The stables had previously secured full planning permission for conversion into a three-bedroom bungalow, offering an exciting development opportunity. However, prospective buyers should note that the planning permission lapsed on the 17th February 2025 and would need to be re-applied for.

LAPSED PLANNING

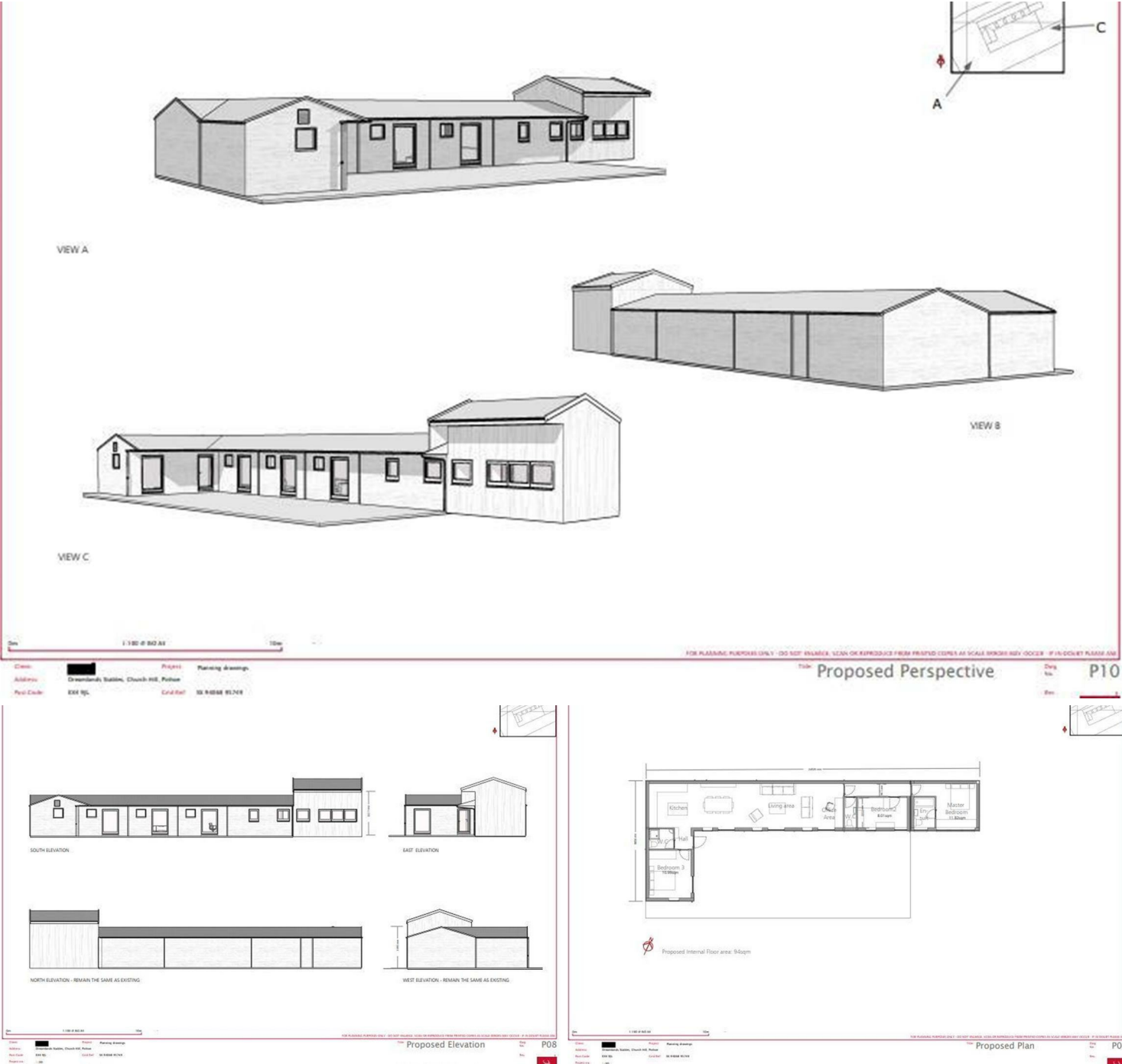
Subject to the relevant planning permissions, Stags believe this could be an incredible opportunity to convert the existing wooden stable block into a stunning home. The stable block had planning permission secured for conversion into a three-bedroom bungalow; however, this permission lapsed on 17th February 2025. A new buyer would need to reapply to secure planning permission if they wish to proceed with a conversion. Planning reference number - 21/1045/FUL (Exeter City Council).

SERVICES

Utilities: Mains water and mains electric
Heating: N/A
Drainage: N/A
Tenure: Freehold

AGENTS NOTE

Dreamlands is accessed via a private track, with a right of way granted for use.



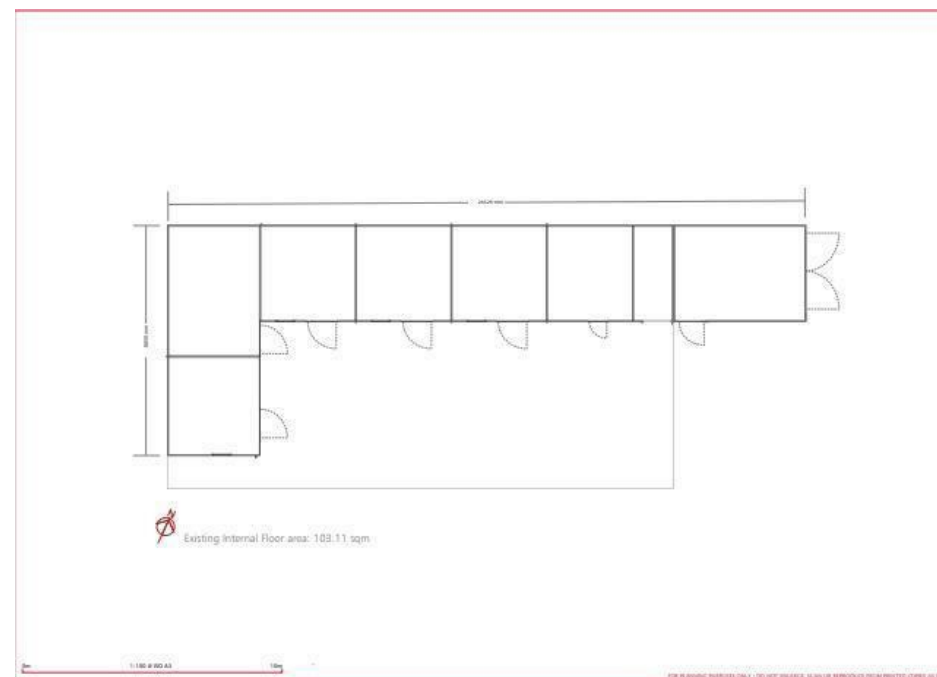
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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