



Development site in Chudleigh



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Chudleigh, Newton Abbot, Devon, TQ13 0JX

Exeter (12 miles), Newton Abbot (7 miles)

A superb development site with planning for 4 impressive detached executive homes on the edge of Chudleigh with beautiful far reaching views.

- Detailed planning for 4 detached executive style homes
- Accommodation in excess of 2500 sqft per dwelling
- Beautiful views towards Dartmoor
- Greenfield site in former grounds of a Lodge House
- Double garages and parking
- Excellent location only 12 miles to Exeter and walking distance into the town
- Site extends to 1.21 acres

Offers In Excess Of £1,000,000

DESCRIPTION

The historic town of Chudleigh has an excellent range of shops and amenities as well as health centre, library, pubs, Church of England Community primary school (Ofsted Good), Teign School secondary (Ofsted Good), in addition to churches and sporting facilities including football, hockey, cricket and bowls. A few miles away are Haldon Forest and Telegraph Hill, ideal for walking, cycling and riding. The boundary of the Dartmoor National Park is within four miles providing a wealth of leisure pursuits as well as beautiful countryside, whilst the south coast can be accessed not far away at Teignmouth and Dawlish. The property has excellent access to the A38 dual carriageway serving Exeter and Plymouth, Newton Abbot Station main line to London 6 miles away as well as good communication to the M5. Exeter International Airport is approximately 12 miles. Plans show the two unit types, each of over 2500 sq ft of accommodation with 4 bedrooms, en-suite facilities, open plan living and double garages. The properties will be approached over a private driveway with lovely views towards Dartmoor.



PLANNING PERMISSION

Teignbridge District Council granted planning permission on 12th March 2025 for the demolition of dilapidated outbuildings and erection of four detached dwellings, car parking, landscaping and associated works (Ref:24/00146/FUL). A range of accompanying documents are on the Teignbridge District Council website. The site is located within a Conservation Area and part of the site is subject to a group TPO that is factored into the scheme design. Plot 1 = 3,047 SQFT including 397 SQFT Garage Plot 2 = 3,047 SQFT including 397 SQFT Garage Plot 3 = 2,953 SQFT including 387 SQFT Garage Plot 4 = 2,953 SQFT including 387 SQFT Garage

CIL

There is a CIL payment of £200,187.09. We understand there is no section 106 agreement.

SERVICES/RIGHTS/RESERVATIONS

There will be rights and reservations covering access, services, maintenance and boundaries.

VIEWINGS

Strictly by appointment through Stags. Please call on 01392255202.

DIRECTIONS

From Exeter head South joining the A38 in the direction of Plymouth, continue up Haldon Hill and on the other side take the turning for Chudleigh, just after the petrol station. Continue along the road taking the first turning on the right, go up the hill, cross back over the A38 and at the T-junction turn left. Follow the road into the town and the development is on the right hand side. What Three Words - [///removals.combining.supreme](https://www.what3words.com/removals.combining.supreme)

INFORMATION PACK

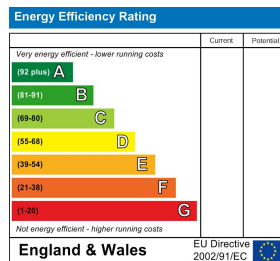
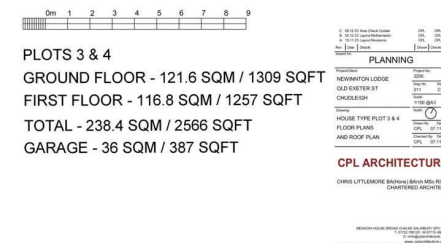
Access to a pack of information containing Ecological, Arboricultural, Ground Investigation, Foul Drainage, Flood Risk and Transport reports, along with the Outline Planning Consent is available to prospective purchasers on request.

AGENTS NOTE

Please note the owners have not elected to tax the property for VAT purposes.



A 3D architectural rendering of a modern, two-story house. The house has a light gray exterior and a dark gray, gabled roof. On the left side, there is a large, black, paneled garage door. To the right of the garage, there is a small, dark-framed door. The main entrance is located in the center-right, featuring a glass door with a dark frame and a small, covered porch area. To the left of the main entrance, there is a small, square window. To the right of the main entrance, there is a large, rectangular window. Above the main entrance, there is a circular window. The house is surrounded by a yellowish-brown lawn. In the background, there are green trees and a clear blue sky.



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