



Development Site



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

£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 £195,000. 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

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.

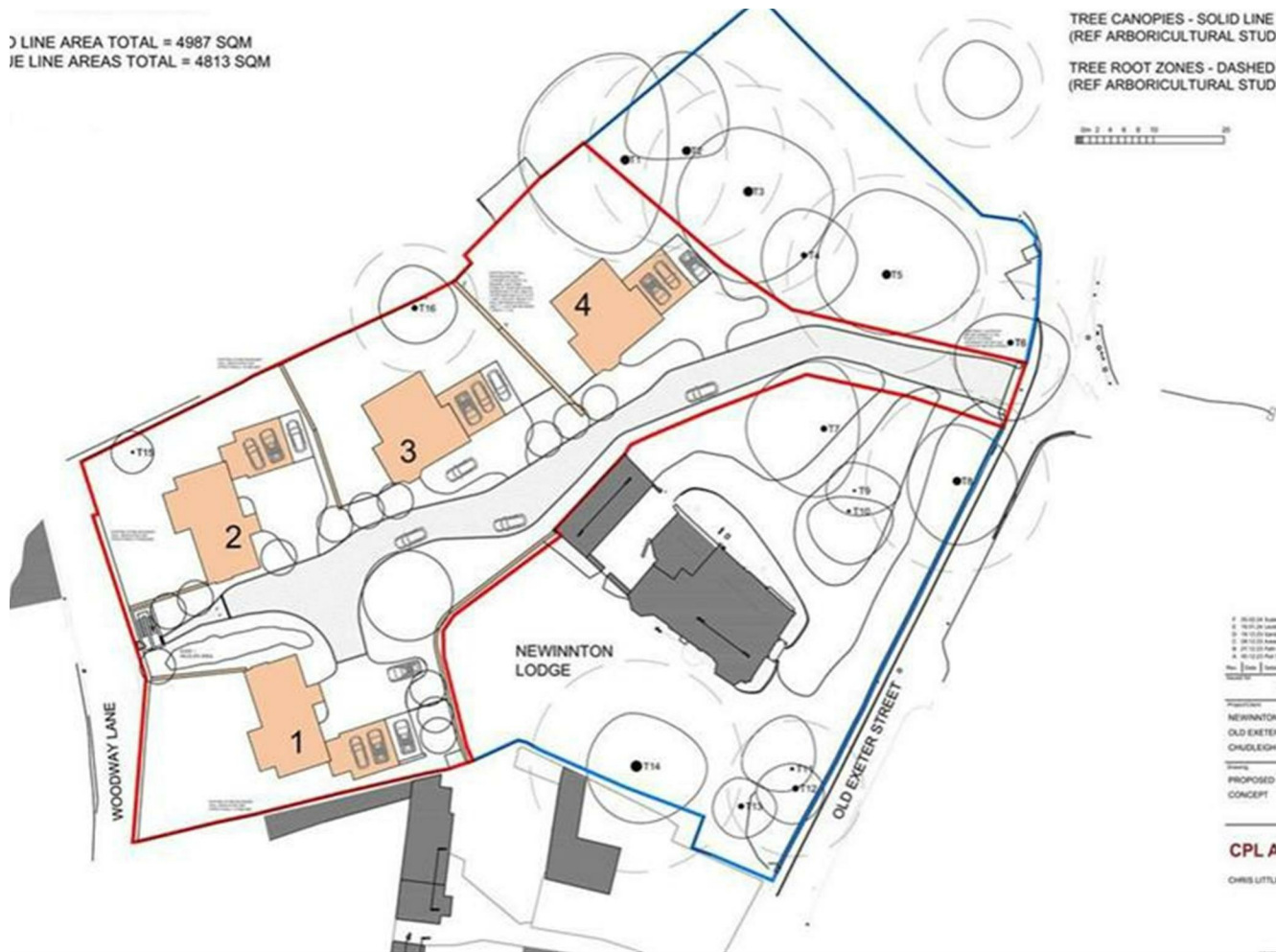
AGENTS NOTE

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

3 LINE AREA TOTAL = 4987 SQM
JE LINE AREAS TOTAL = 4813 SQM

TREE CANOPIES - SOLID LINE
(REF ARBORICULTURAL STUDY)

TREE ROOT ZONES - DASHED LINE
(REF ARBORICULTURAL STUDY)



#	10-01-01	Basic Site Concept	CPL	13
#	10-01-02	Location Study	CPL	13
#	10-01-03	Site Plan	CPL	13
#	10-01-04	Site Plan	CPL	13
#	10-01-05	Site Plan	CPL	13
#	10-01-06	Site Plan	CPL	13
#	10-01-07	Site Plan	CPL	13
#	10-01-08	Site Plan	CPL	13
#	10-01-09	Site Plan	CPL	13
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#	10-01-99	Site Plan	CPL	13
#	10-01-100	Site Plan	CPL	13

CPL ARCHITECTURE
CHRIS LITTLEMORE BA(Hons) BArch MSc
CHARTERED ARCHITECT



SOUTH WEST ELEVATION
PLOT 1

MATERIALS
ROOF - RECONSTITUTED NATURAL SLATE
CORBELS - PAINTED TIMBER
WALLS - PASTEL SHADE PAINTED RENDER
WINDOWS/DOORS - PAINTED TIMBER
RWOODS - FAUX IRON
BALCONY - PAINTED GALV STEEL



NORTH EAST ELEVATION
PLOT 1

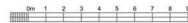


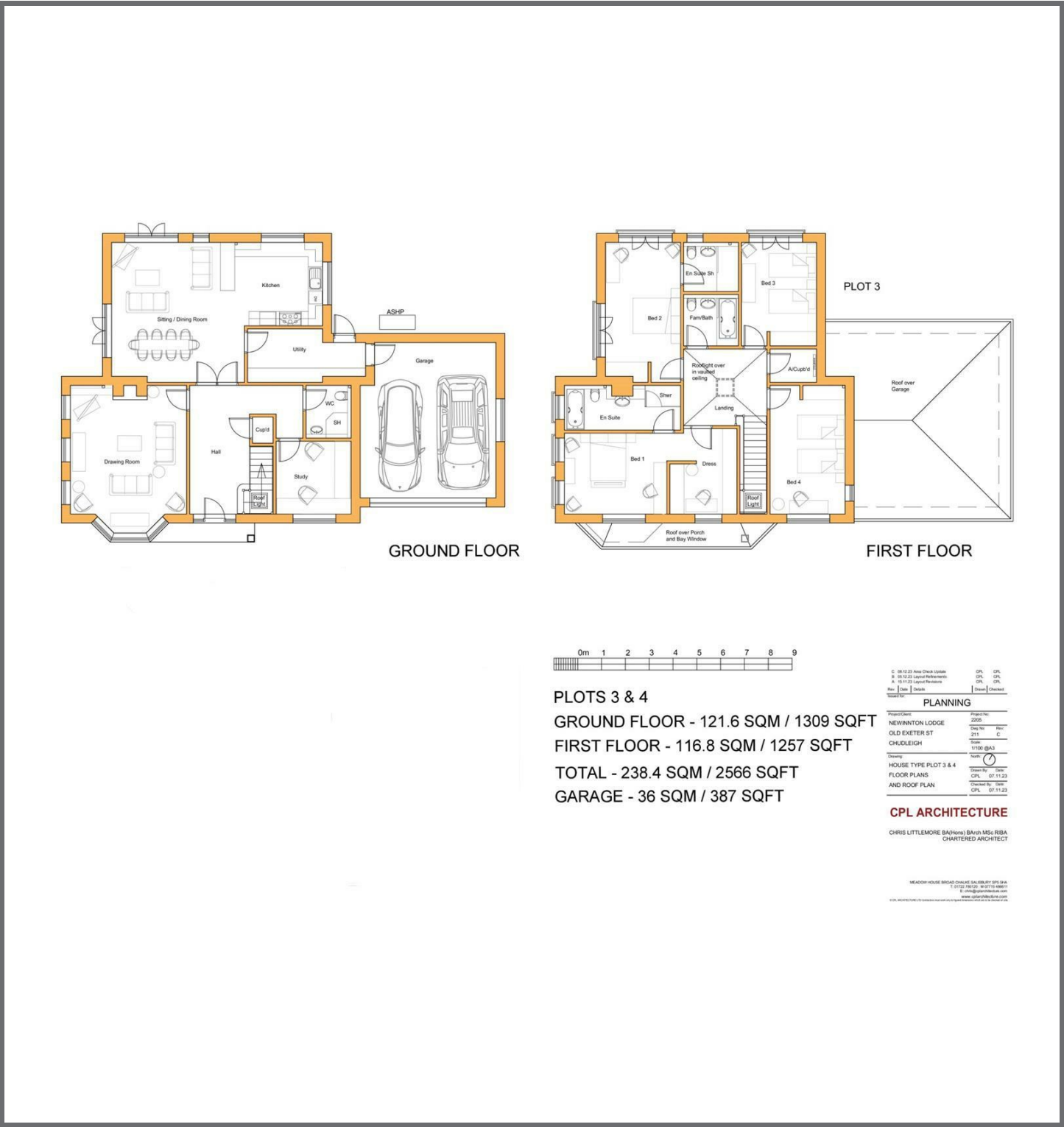
SOUTH WEST ELEVATION
PLOT 2

MATERIALS
ROOF - RECONSTITUTED NATURAL SLATE
CORBELS - PAINTED TIMBER
WALLS - PASTEL SHADE PAINTED RENDER
WINDOWS/DOORS - PAINTED TIMBER
RWOODS - FAUX IRON
BALCONY - PAINTED GALV STEEL



NORTH EAST ELEVATION
PLOT 2





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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202

exeter@stags.co.uk

stags.co.uk