



Development site in Neopardy





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Neopardy, Crediton, Devon, EX17 5HJ

Yeoford 1.7 miles Crediton (3.5 miles) Exeter (11 miles) A30 (3.1 miles)

A development for 4 highly sought-after bungalows with private gardens and parking.

- Development of 4 bungalows
- Accommodation of circa 463sqm GIA
- 2 private parking spaces per plot
- Freehold
- 3 terraced properties & 1 link-detached property
- Rural but accessible location
- Gardens with rural views
- Mid Devon District Council

Guide Price £250,000

## SITUATION

The building plots are located in a beautiful rural position to the south of the hamlet of Neopardy and 1.7 miles from the popular village of Yeoford which has a pub, church, primary school and train station on the Tarka line (Exeter to Barnstaple). The town of Crediton (3.5 miles) has a comprehensive range of day-to-day amenities with a shop, medical centre, pub, church and Queen Elizabeth's School (Ofsted Good). The nearby city of Exeter (11 miles) together with two railway stations to Waterloo and Paddington also offers an extensive range of facilities, along with an international airport. There is excellent access to the A30 (3.1 miles), leading west to Cornwall and east to Exeter and the motorway network. A few miles to the south is the Dartmoor National Park which has many thousands of beautiful, unspoilt acres in which to pursue a number of country pursuits.

## DESCRIPTION

A superb opportunity to develop four highly desirable bungalows, the building plots at Franklands Cottage benefit from full planning permission and offer the chance to create a bespoke collection of single-storey homes, each with private gardens and parking. Situated in a peaceful yet accessible position, the site lies just outside the popular village of Yeoford. Originally approved under Class Q, the site now has the benefit of a full fallback planning permission for the construction of four bungalows. The approved scheme comprises three terraced bungalows and one link-detached bungalow, offering a mix of 2 and 3 bedroom accommodation totalling approximately 463 sqm. An ideal prospect for developers seeking a well-located, high-quality scheme.



## PLANNING CONSENT

On the 17th April 2025 planning consent (Ref; 24/01570/FULL) was obtained for the erection of 4 dwellings and associated works following demolition of an agricultural building utilising the Class Q fallback position 24/00371/PNCOU. Further information and a full list of the conditions can be found on the Mid Devon planning portal.

Plot 1 = 110 sqm GIA

Plot 2 = 110 sqm GIA

Plot 3 = 144 sqm GIA

Plot 4 = 99 sqm GIA

## S106

There is no community infrastructure levy (CIL) payable.

## LOCAL AUTHORITY

Mid Devon District Council - <https://www.middevon.gov.uk/>

## SERVICES

Purchasers would need to make their own investigations into the availability of electricity and water, however, surrounding properties are mains connected. The purchaser will need to install a sewage treatment plant (STP). The neighbouring property (Franklands Cottage) will retain the rights to be connected to the shared STP.

## DIRECTIONS

From the Woodleigh Junction on the A30 dual carriageway to the west of Exeter (Cheriton Bishop) leave at this junction and then take the 3rd exit back, signposted Tedburn St Mary, crossing over the A30 and then immediately thereafter turn left down a lane, signposted Crediton. Continue on this country road for 3 miles whereupon the building plots at Franklands Cottage will be on the right.

What3words - noun.games.proven

## 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.

## AGENTS NOTE

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





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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