



Devon View



Devon View

Whitestone, Exeter, Devon, EX4 2HW

Whitestone (1.1 miles), Exeter City Centre (5 miles)

A stunning site with planning consent for the development of two properties occupying an elevated position only 5 miles from Exeter, with additional land available subject to separate negotiation.

- Permission for the development of two properties
- Class Q consent
- Over 3,500sqft of developable living space
- Rural but accessible location
- Only 5 miles outside of Exeter
- Freehold
- Teignbridge District Council
- Popular village location

Guide Price £350,000

SITUATION

Devon View enjoys a delightful and elevated setting to the west of Exeter, just beyond the village of Whitestone, on the edge of the glorious Devon countryside. Its position offers the perfect balance of peaceful rural surroundings while being only five miles from Exeter city centre. Exeter, the regional capital of the South West, is a thriving hub, offering excellent business facilities alongside an abundance of restaurants, cafés and wine bars. The city also boasts a wide range of leisure and cultural amenities, together with extensive shopping facilities. The development is ideally placed for communications. The M5 at Exeter provides swift links north towards Bristol and London, as well as south via the A38 to Plymouth and the A30 into Cornwall. Rail connections are equally convenient, with regular services from Exeter to London Paddington in just over two hours. For those travelling further afield, Exeter International Airport offers both domestic and international flights.



DESCRIPTION

A rare opportunity to purchase two agricultural barns with prior approval under Part 3 Class Q for change of use to two larger dwellinghouses. Both plots (East Barn and West Barn) occupy an elevated and rural position just outside the popular village of Whitestone and only 5 miles from the centre of Exeter. The proposed developments comprise of two 4 bedroom, single storey dwellings with a combined living space of over 3,500 sqft. The two plots are surrounded by land amounting to 0.44 acres. There is additional land available subject to separate negotiation. Please speak to the Agent for further information.

The plots are ideal for both developers or self-builders seeking a secluded yet accessible location close to Exeter.

PLANNING PERMISSION

Further information on the two developments can be found on the Teignbridge planning portal:

East Barn: Approx GIA = 1612.33 Sqft. Reference 25/00612/NPA

West Barn: Approx GIA = 1912.66 Sqft. Reference 25/00613/NPA

CIL & HABITATS CONTRIBUTION

The Community Infrastructure Levy (CIL) payments are as follows:

East Barn - £49,010.79

West Barn - £58,139.57

There is an exemption from CIL payments for self-builders.

There is a Habitat Mitigation Regulation Contribution per dwelling of £335.

CONDITIONS

A full list of conditions can be found on the Teignbridge District Council planning site.

SERVICES

Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However, we understand that the site has mains electricity and water services located nearby on the road. A sewage treatment plant (STP) will need to be installed as part of the development.

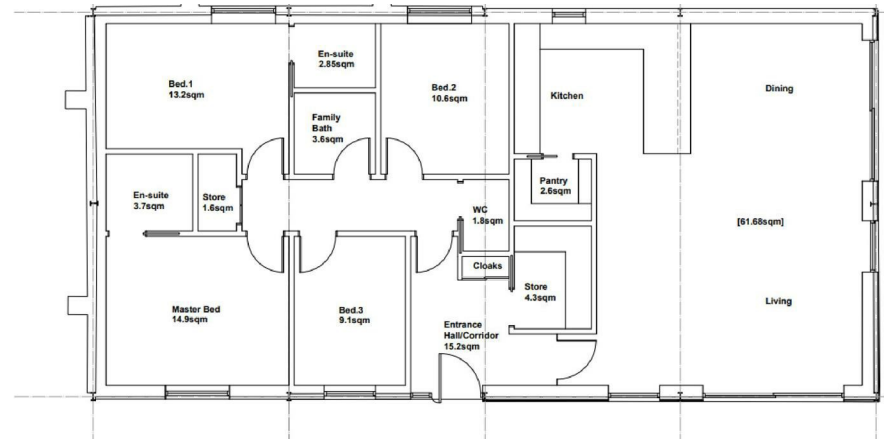
VIEWINGS

By appointment only. Please contact agent for further information.

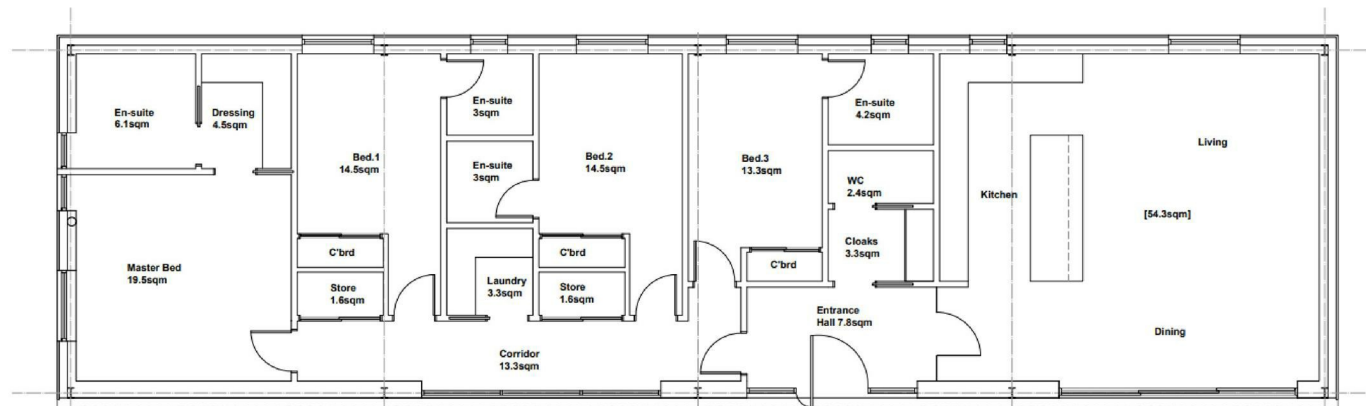
DIRECTIONS

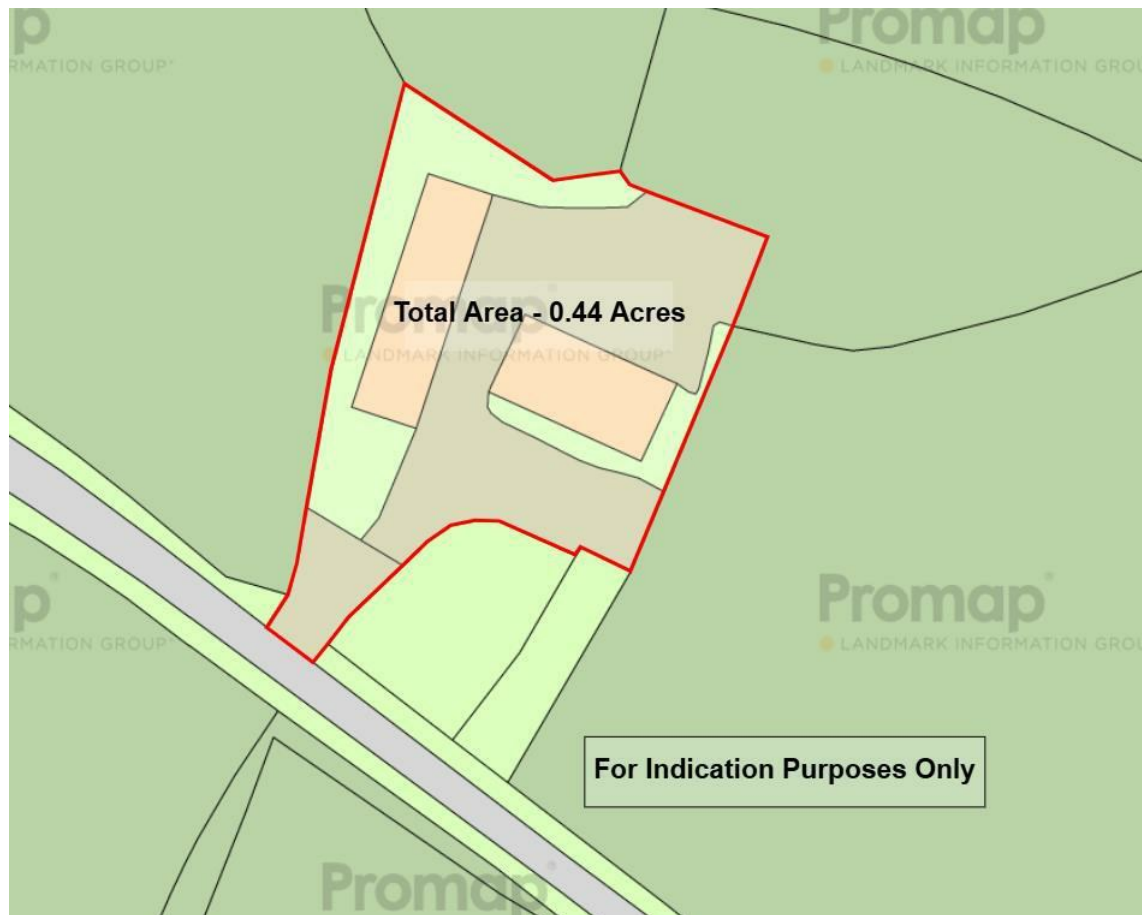
What3words - ///badminton.providing.protect

East Barn



West Barn





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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