



---

# Development Site at Westcott Farm



## Development Site at Westcott Farm, Westcott, Cullompton, EX15 1RY



M5 (J27)/Tiverton Parkway Station 8 miles,  
Tiverton 7 miles, Exeter 12 miles.

**A unique development opportunity for two detached five-bedroom family homes situated on the edge of the popular hamlet of Westcott.**

- Development opportunity for two 5-bedroom detached homes
- Approx. 1-acre site
- Estimated GDV of £1.6m
- Planning Ref: 21/02514/FULL
- Views across Mid Devon countryside
- On the edge of the popular Hamlet of Westcott
- Conveniently located
- Freehold

**Guide Price £425,000**

### SITUATION

Westcott is a hamlet surrounded by rolling Devon countryside, enjoying a beautiful location with many walks and bridle paths. Situated 2 miles south of the town of Cullompton, where there is a range of shops and facilities with access to the M5 (J28), whilst Tiverton Parkway is 8 miles at J27 and has regular links to Exeter, Taunton and London. The cathedral city of Exeter is 12 miles distant and provides a comprehensive range of educational, cultural, recreational and shopping facilities as well as excellent rail communications on the London Paddington and Waterloo lines, the M5 motorway and International Airport to the east of the city.

### DESCRIPTION

A superb opportunity to acquire a development site for two five-bedroom homes situated in the hamlet of Westcott with the town of Cullompton in close proximity. The development can be sold as a whole or as individual builds with services to be connected by the purchaser(s). This stunning property development site offers a rare and exciting opportunity to create two bespoke, high-end homes in a sought-after location. Currently housing large agricultural barns, the site has been granted planning approval by the local authority to demolish and replace the current building with two spacious, modern properties designed to enjoy luxurious living space.

The proposed new homes will have been designed to combine a classic look with modern features and to blend seamlessly into their beautiful rural surroundings, each home will feature a carefully considered layout, comprising of bright and airy living spaces, large kitchen/dining room, generous bedrooms with the master and second bedroom benefitting from ensuite bathrooms, dressing rooms and a large family bathroom and utility room.

Set in a picturesque location, the site offers breath-taking views of the surrounding countryside, while remaining conveniently located for easy access to the nearby town of Cullompton as well as junction 28 of the M5 and Tiverton Parkway station. With the opportunity to customise the finishes and features of the homes to your own exacting standards, this property development site is the perfect opportunity for those seeking a truly unique and luxurious living experience.

### SERVICES

To be connected by the purchaser. It is believed that electricity is available on site.

### LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: [customerservices@middevon.gov.uk](mailto:customerservices@middevon.gov.uk)

### VIEWINGS

Strictly through the agents Stags Tiverton.

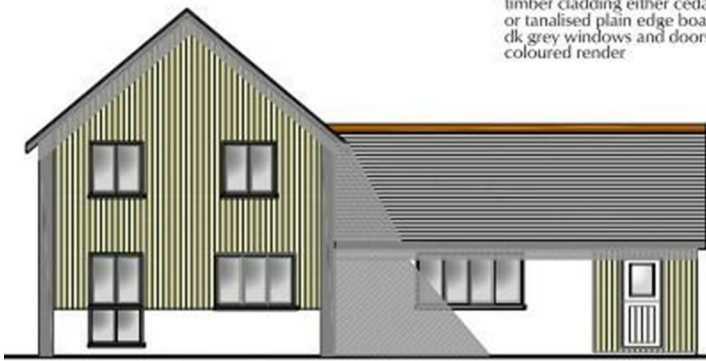
### DIRECTIONS

Head South on Fore Street/B3181 and continue until you get to the roundabout next to Padbrook Park. At the roundabout take the first exit onto Exeter Road/B3181 and stay on the road for 1.6 miles. Cross the bridge over the M5 and after 0.4 miles turn left signed Mutterton & Weaver. The entrance to the development can be found after approximately 50 yards on the right hand side.

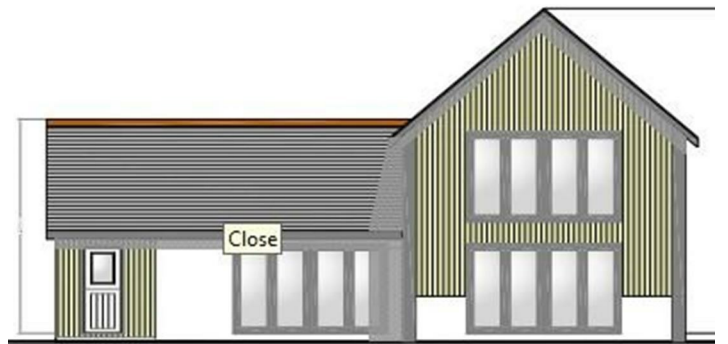




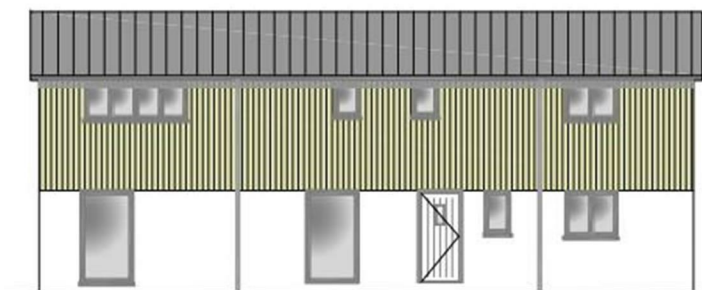
natural slate  
 terracotta ridges  
 Anthracite eaves and barge  
 timber cladding either cedar  
 or tanalised plain edge board  
 dk grey windows and doors  
 coloured render



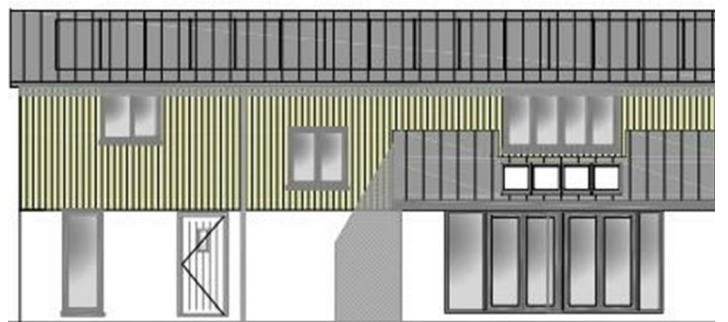
Plot 1 north elevation



Plot 1 south elevation



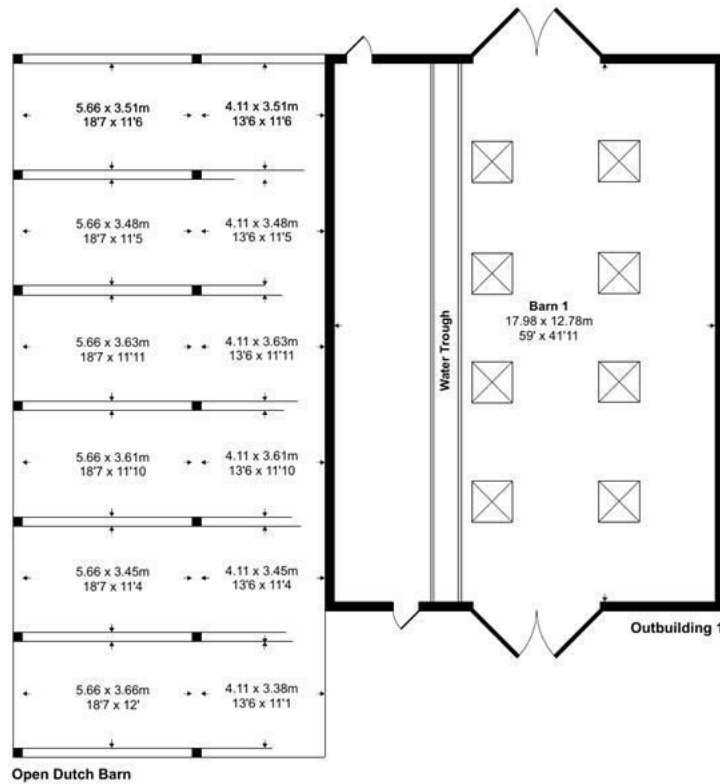
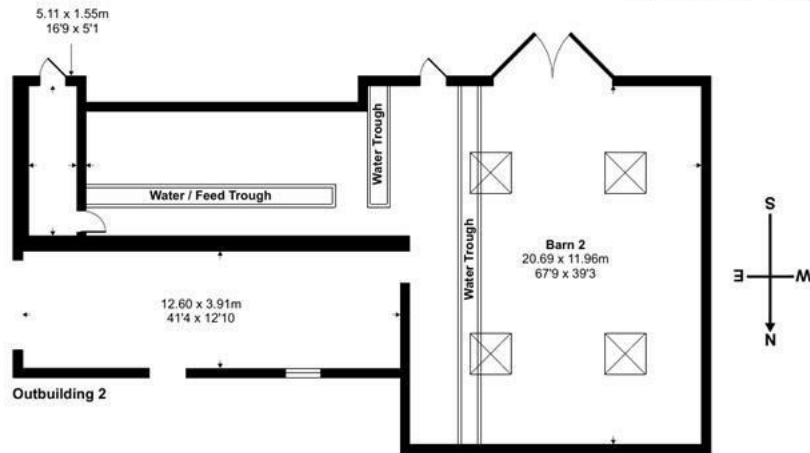
Plot 2 north elevation



Plot 2 south elevation

Approximate Area = 4963 sq ft / 461 sq m (excludes open dutch barn)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1015765

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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk