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# Development Site at Vulscombe Farm





Tiverton 5 Miles. Witheridge 7 Miles. M5 (J27)/Tiverton Parkway Station 13 miles. Exeter Airport 18 miles.

A unique property development opportunity for three detached four-bedroom family homes situated in a superb location between Tiverton and Witheridge. Options available for further land.

- Development opportunity for three 4-bedroom detached homes
- Approx. 0.86-acre site with further land available via separate negotiation.
- Estimated GDV of £1.95m
- Planning Ref: 23/01824/FULL
- Far reaching views across Mid Devon countryside
- Council Tax Band Exempt
- Freehold

Offers In The Region  
Of £500,000

### SUMMARY

A superb development opportunity in a rural yet accessible location set between Tiverton and Witheridge. The site, currently an agricultural barn, has consent for the building to be taken down and replaced with three four-bedroom, detached homes with garages a total plot size of approximately 0.86 acres with further land available via separate negotiation.

### SITUATION

The development is located in an accessible location, approximately 0.8 miles south-west of Witleigh village centre and four miles from Tiverton. Access to the A361 North Devon Link Road is within 4.5 miles.

### DESCRIPTION

This stunning property development site offers a rare and exciting opportunity to create three bespoke, high-end homes in a rural yet accessible location. Currently housing a large agricultural barn, the site has been granted planning approval by the local authority to demolish and replace the current building with three spacious, modern properties, each boasting approximately 155 sqm (1700 sq ft) of luxurious living space.

The proposed new homes 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 benefitting from an ensuite bathroom and a large family bathroom serving the other two bedrooms on the first floor. On the ground floor there is a study that could serve as a fourth bedroom due to there being a shower room on the ground floor of each dwelling.

Set in a picturesque and tranquil location, the site offers breath-taking views of the

surrounding countryside, while remaining conveniently located for easy access to the nearby town of Tiverton as well as junction 27 of the M5 and Tiverton Parkway station.

### SERVICES

To be installed by the purchaser. It is believed that water and electricity are already present at the site.

### AGENT NOTE

Please note that CGI images have been provided to give an artist's representation of what the finished site will look like.

### LOCAL AUTHORITY

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

### VIEWING

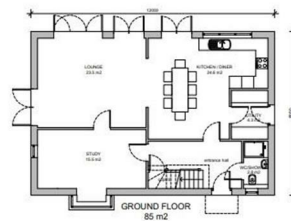
Strictly through the agents Stags Tiverton.

### DIRECTIONS

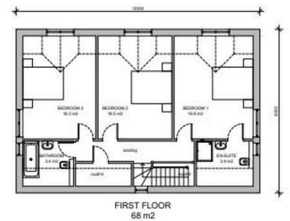
From Tiverton proceed towards Witheridge on the B3137. Continue into and through Witleigh and continue on the B3137 until reaching Pages Cross and turn left towards Cruwys Morchard. Continue past the village hall until reaching Highgate Cross. Continue on the road until reaching Lythland Cross and take the left turn. Continue on this road and take the first left onto Cruwys Morchard Lane. Continue on this road for approximately 500 meters and then take the right hand turn onto Vulscombe Lane. The entrance to the property can be found 250m down the lane on the left hand side.



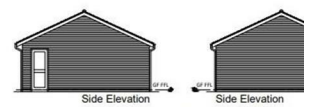
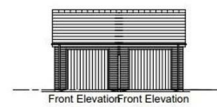
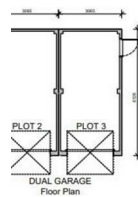
PLOT 1  
GIA = 155 m<sup>2</sup>



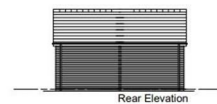
PLOT 2  
GIA = 153 m<sup>2</sup>



PLOT 3  
GIA = 155 m<sup>2</sup>



DUAL GARAGE - Plots 2 & 3

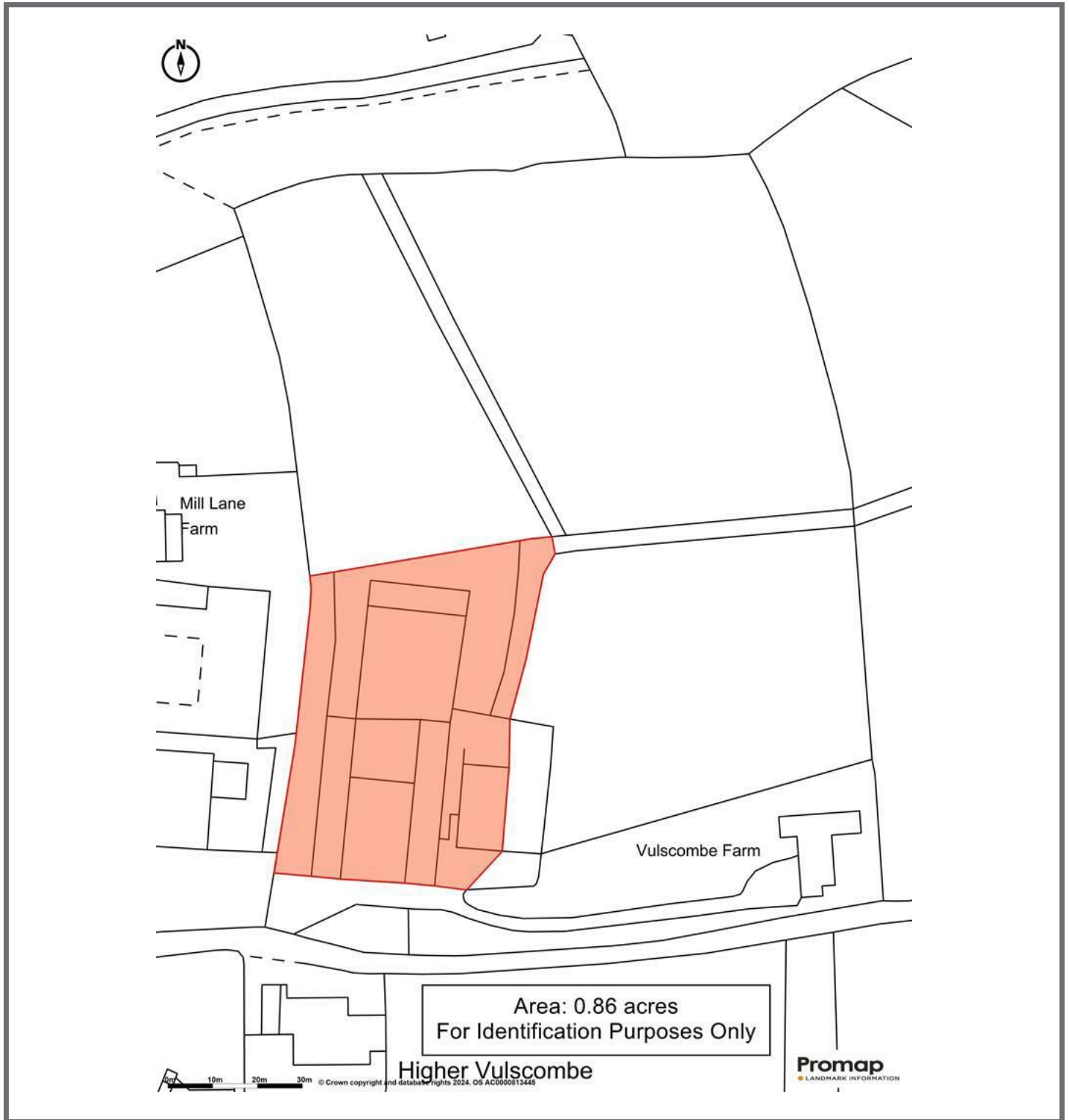


1:100PA3 10m

1:100PA3 10m

1:100PA3 10m

1:100PA3 10m



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.



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