



Plot at 6 Letherens Meadow, North Tawton, Okehampton,
Devon EX20 2FQ

An increasingly rare opportunity to purchase a freehold
self build plot in an attractive town edge location.

• Outline PP For Self Build Home • 587 Square Meter Plot • Town Edge
Development • Freehold

Guide Price £140,000

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SITUATION

The plot is situated in an enviable elevated position on the edge of North Tawton offering delightful views over the countryside towards Dartmoor. The thriving town of North Tawton offers a comprehensive range of amenities including various shops, post office, public houses, hairdressers, primary school, dentists, doctors and veterinary surgery. The property is also within easy reach of Okehampton offering a more comprehensive range of shopping, educational and leisure facilities. The A30 dual carriageway is easily accessible from Whiddon Down, some 7 miles distant, providing a direct link west into Cornwall or east into the Cathedral City of Exeter with its motorway, mainline rail and air links.

DESCRIPTION

An increasingly rare opportunity to purchase a freehold self build plot in an attractive town edge location. The final road servicing the plot, of which there are 10 in total (with only 1 remaining), is due to be completed shortly and the mains services are located by the plot. The plot has outline planning permission for a detached dwelling, with the potential to create your own unique home. Examples of approved plans of adjoining plots, along with design statement are available on West Devon Borough Council.

No 6 Letherens Meadow (Plot 5 on plan) is on the southern side of the site and extends to 587 square meters, being largely level with potential countryside views (depending on the properties orientation) to the south between and over the houses.

PLANNING CONSENT

Outline planning permission was granted on 25/7/24 under Planning Application Ref: 1409/24/OPA

<https://westdevon.planning-register.co.uk/Planning/Display/1409/24/OPA>



METHOD OF SALE

The plot is being offered for sale by Private Treaty.

SERVICES

We understand that mains water, electricity and drainage are available to connect adjacent to the plot, it is the purchasers responsibility to make their own enquiries for this.

LOCAL AUTHORITY

West Devon Borough Council, West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ.

Telephone: 01822 813600, www.westdevon.gov.uk.

DIRECTIONS

From Okehampton town centre proceed in an easterly direction up East Street, at the second set of traffic light opposite the police station turn left into Barton Road, at the mini roundabout proceed straight over into Crediton Road. Follow this road for approximately 6 miles and at De Bathe Moor Cross, turn left to North Tawton proceeding down to the town square. Just before the clock tower, bear right and head straight across into North Street, follow the road around the left hand bend and continue up North Street, passed Bouchers Hill, The site will be found after a short distance upon your left hand side.

what3words slim.alive.servicing

For Sat Nav purposes the postcode is EX20 2FQ



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.