



Plot 4 Smythen Park, Chulmleigh, EX18 7QD

Guide Price £235,000

****ATTENTION HOMEBUILDERS**** We now have available a sizeable FULLY SERVICED BUILDING PLOT situated in a quiet SEMI-RURAL LOCATION allowing lovely rural views down through Hollocombe Water, benefitting from full planning permission to build a DETACHED FOUR BEDROOM/THREE BATHROOM PROPERTY including a Kitchen/Dining Room with separate Utility Room, a large Sitting Room and a separate Study, as well as a DOUBLE GARAGE, LARGE GARDEN. Three Neighbouring Plots are also available with FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION.

What3Words Location : flattens.unity.reception

SITUATION

Smythen Farm is situated in the quiet semi-rural location near Hollocombe approximately two and half miles from Chulmleigh which offers a good range of local facilities including a post office, bakery, newsagent, delicatessen, Indian restaurant, a hairdresser, a garage, two good local pubs, and a Church. Chulmleigh also has a Primary School and Secondary School offering education from the age of 2 - 16, and both rated as Good by Ofsted, with the secondary school demonstrating some outstanding points in key areas (The report can be found at <https://reports.ofsted.gov.uk/provider/23/137024>).

The larger market town of Crediton lies approximately sixteen miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately an hour's drive.

DESCRIPTION

Plot 4, Smythen Farm is a fully serviced individual Building Plot extending to just under 2/3rds of an acre with planning permission to create a detached three bedroom, three reception room and three bathroom family home spanning 180sq.m, situated in a n outstanding semi-rural location between Chulmleigh and Winkleigh approximately one mile from Hollocombe allowing lovely far reaching river valley views. Torridge District Council have granted full open market planning permission which can be viewed on the Torridge District Council Planning Portal under Planning Application Number 1/0390/2023/FUL The property, once built, will benefit from ample off-road parking, a detached double garage and a large garden and is subject to the usual Section 106 requirements which will be a 1/4 share of £15,209.00 (index linked). The site is being sold fully serviced with a hardcore accessway

to each site, as well as a mains electricity connection, a shared private bore hole water connection, a shared sewage treatment plant connection, and a surface water drainage connection. The vendors are also offering further acreage available by separate negotiation.

PLANNING PERMISSION

A hard copy of the Planning Permission for the Development and the associated Plans are drawings are available from The Keenor Estate Agent office on request or can be viewed on the Torridge District Council Planning Portal. <https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTRFEWQKHN000>

SERVICES

This building plot is being sold fully serviced including a hardcore driveway to each site, a mains electricity connection, a private water (borehole) connection, and a private drainage (shared sewage treatment plant) connection, at the vendors cost. The Landscaping of the shared areas will also be completed by the vendor in accordance with the approved landscaping plan included within the planning permission.

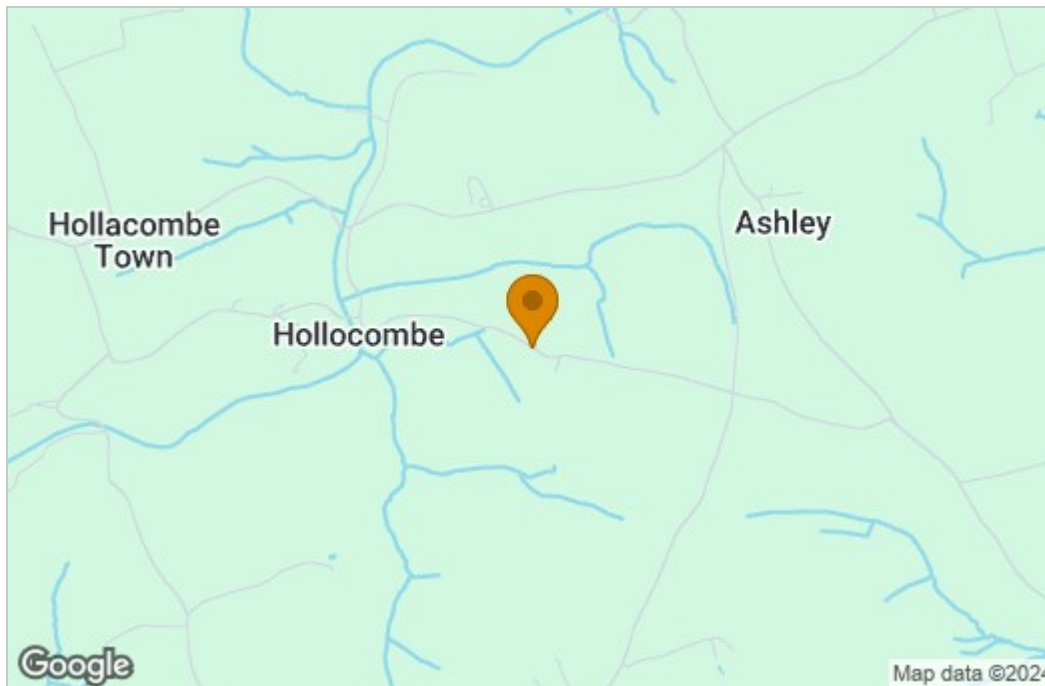
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024. What3Words Location : flattens.unify.reception

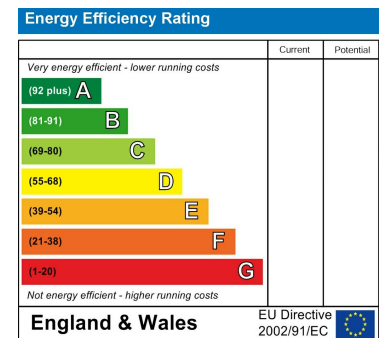
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.