



Development Site at Rackenford







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Rackenford, Tiverton, Devon, EX16 8DT

Tiverton (8 miles), South Molton (10 miles), Barnstaple (22 miles)

An excellent development site with full planning consent for 6 impressive detached properties in the village of Rackenford, with attractive countryside views.

- Full Planning Permission for 6 six detached open-market dwellings
- Each dwelling with double or single garage and parking
- Excellent location within reach of Exmoor, the North Devon coast and transport links
- Village location with attractive countryside views surrounding
- Site extends to approximately 0.95 acres
- Est development GIA of 1,125 sqm (12,110sqft)

Guide Price £600,000

Stags Tiverton

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Development Land Department

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SITUATION

The charming village of Rickenford offers a peaceful rural setting with a strong sense of community, while still being conveniently located for access to nearby towns. The village benefits from a traditional pub, church, childrens nursery and primary school, with a wider range of shops, supermarkets, health facilities, and secondary schooling available in the nearby market town of Tiverton, just 8 miles away. Tiverton also offers leisure amenities including a sports centre, swimming pool and golf course. The surrounding countryside provides exceptional opportunities for walking, cycling, and riding, with Exmoor National Park just a short drive to the north, offering breath-taking scenery and a range of outdoor pursuits. The North Devon coast, with its stunning beaches and coastal paths, is also easily accessible. The site enjoys excellent connectivity via the A361 North Devon Link Road, giving swift access to the M5 at Junction 27, as well as Tiverton Parkway railway station with mainline services to London Paddington. Exeter Airport is approximately 25 miles away.

DESCRIPTION

The development comprises six high-specification open market homes, consisting of 4 x four bedroom dwellings with double garages, and 2 x three bedroom dwellings with a single garage. The properties will be accessed via a private driveway and enjoy attractive countryside views.

PLANNING PERMISSION

North Devon District Council granted Full Planning Permission (Ref: 74391) on 26th April 2023 for the redevelopment of the existing property, and for the erection of six dwellings. A range of accompanying documents are on the North Devon District Council website or are available from Stags upon request.

The existing property consists of an unoccupied bungalow and associated gardens, yard, and large steel framed storage shed.

Plot 1 = 1,895 sqft Dwelling and 440 sqft Double Garage
 Plot 2 = 1,895 sqft Dwelling and 440 sqft Double Garage
 Plot 3 = 1,165 sqft Dwelling and 220 sqft Single Garage
 Plot 4 = 1,165 sqft Dwelling and 220 sqft Single Garage
 Plot 5 = 1,895 sqft Dwelling and 440 sqft Double Garage
 Plot 6 = 1,895 sqft Dwelling and 440 sqft Double Garage

SECTION 106 AGREEMENT

There is a Section 106 Agreement dated 25 April 2023.

An Education Contribution of £2,600 (index linked) and an Off-Site Public Open Space Contribution of £19,748 (index linked) will be payable by the purchaser in accordance with the provisions contained within the Section 106 Agreement.

There is no CIL payment because North Devon District Council have not adopted CIL.





ACCESS & SERVICES

Vehicular access to the site is via an adjoining private accessway, which is shared with adjoining property owners. Please contact Stags for further information.

Mains Electricity and Water connections are available on site. It is envisaged that foul drainage will be delivered with the use of a Sewage Treatment Plant. All interested parties should make their own enquiries regarding the provision of utilities with the relevant Utility providers.

OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty. The property is registered with HM Land Registry under the registered title numbers DN526813, DN485531 and DN759526.

The sale of the property is subject to all rights, covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

Please note that the seller intends to retain ownership of a 30cm strip along the eastern and southern boundary of the site.

AGENTS NOTE

Please note the owners have not elected to tax the property for VAT purposes.

INFORMATION PACK

Access to a pack of supporting information is available to prospective purchasers on request.

A link to the aerial video is available on the Stags website.

VIEWINGS

Strictly by appointment through Stags.

Please call our Tiverton office on 01884 256331, or our Development Land office on 01392 286949 to arrange an appointment.

DIRECTIONS

From Tiverton head north west along the A361 in the direction of Barnstaple, before taking the turning for Rackenford. Continue along Old Bell Hill, before taking the road into the village of Rackenford. Follow the road into the village and the development is on the left hand side.

What3Words - ///cycles.beans.regrowth

PLANS AND DRAWINGS

Please note that all plans and drawings are for illustration purposes only and are not guaranteed to be accurate or to scale. The drawing on the cover page is an illustrative site layout design that has been added to an aerial photograph for indicative purposes only.





STAGS

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.



