



Plot at Westdown Cottage, Cheriton Bishop, Exeter, EX6 6HG

Guide Price **£299,000**

Plot at Westdown Cottage

Cheriton Bishop, Exeter

- Building plot of 0.50 acre
- Backing onto fields
- Approx. 1 mile to village
- Planning for large 5 bedroom house
- 288sqm (3098 sqft)
- Level and good access
- Existing house to demolish

Cheriton Bishop is a popular village due to its village community and great links onto the A30 opening up easy access to Exeter and beyond. There's a pub, shop and primary school with a school bus to secondary school and there's a very well thought of medical centre. The town of Crediton is about 15 minutes away and in the nearby village of Yeoford, there are rail links to Exeter and Barnstaple on the Tarka line.

This is a rare opportunity for a brand new house in a countryside setting, just a mile from Cheriton Bishop. In its own 0.50 acre plot, the planning permission was granted by Mid Devon District Council on 3rd September 2023 under their reference 23/01001/FULL. The planning is to demolish the existing house and build a new larger property in the plot.





North Elevation - Proposed



West Elevation - Proposed



South Elevation - Proposed



East Elevation - Proposed

The new house will be set back a little further than the existing and make the most of the gardens. The plans show a large, 3 storey (rooms in the roof) detached family home of approx. 288sqm (3098 sqft) so it's a very good size. Of course, the planning could be changed to suit but this would depend on the council's decision following consultation. The new house will be very energy efficient and have some lovely views.

Please do not access the site or the field without an appointment with the agents.

Please see the floorplan for room sizes.

Current Council Tax: TBC

Approx Age: Not built

Construction Notes: TBC

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard broadband available (Ofcom) or Starlink option

Mobile Coverage: Ofcom – outside likely, inside depending on provider.

Drainage: Private Drainage (to be installed)

Heating: TBC

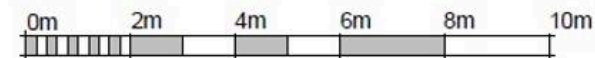
Listed: No

Conservation Area: No

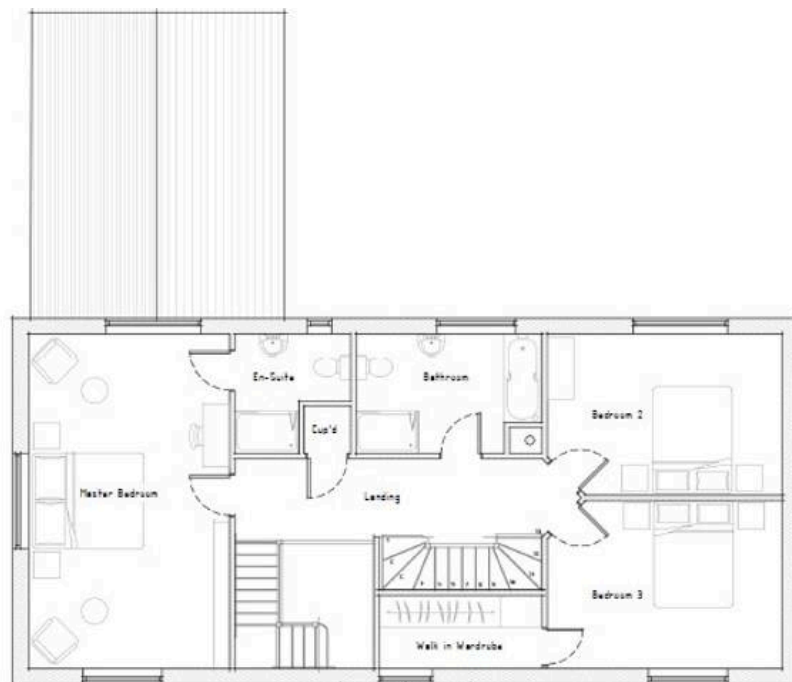
Tenure: Freehold

DIRECTIONS : For sat-nav use EX6 6HG and the What3Words address is
 ///paramedic.vintages.defectors

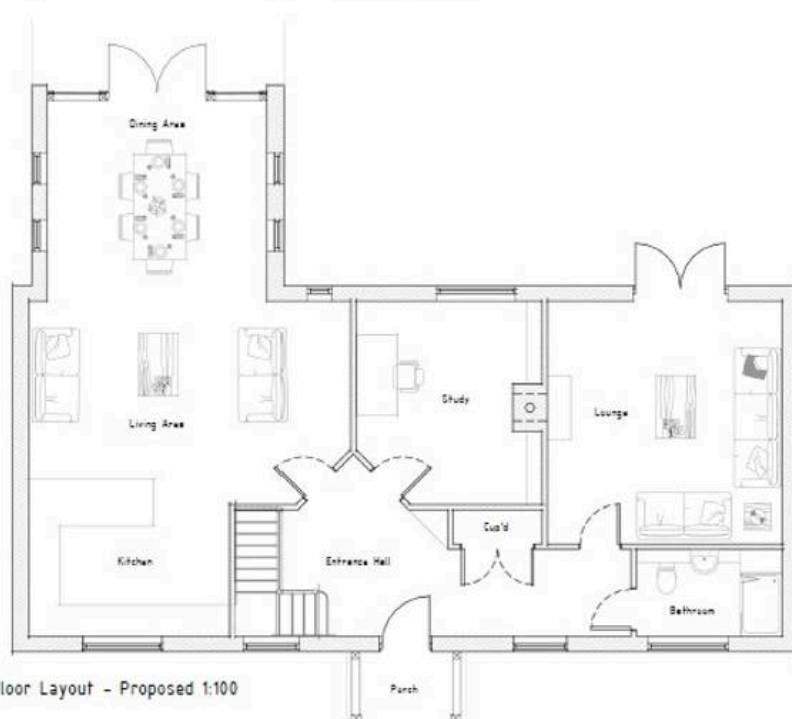




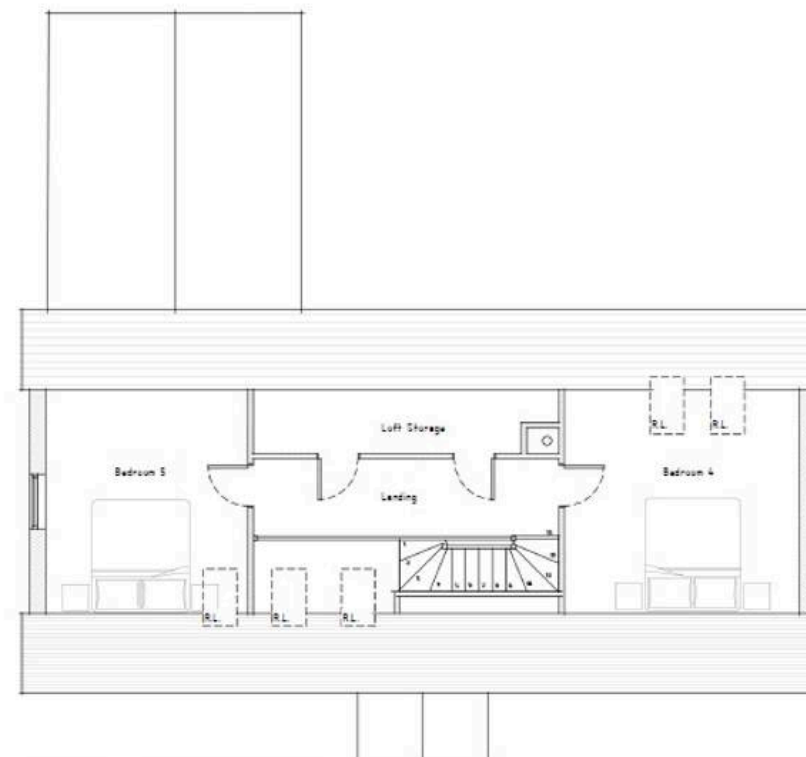
VISUAL SCALE 1:100 @ A3



First Floor Layout - Proposed 1:100



Ground Floor Layout - Proposed 1:100



Attic Floor Layout - Proposed 1:100

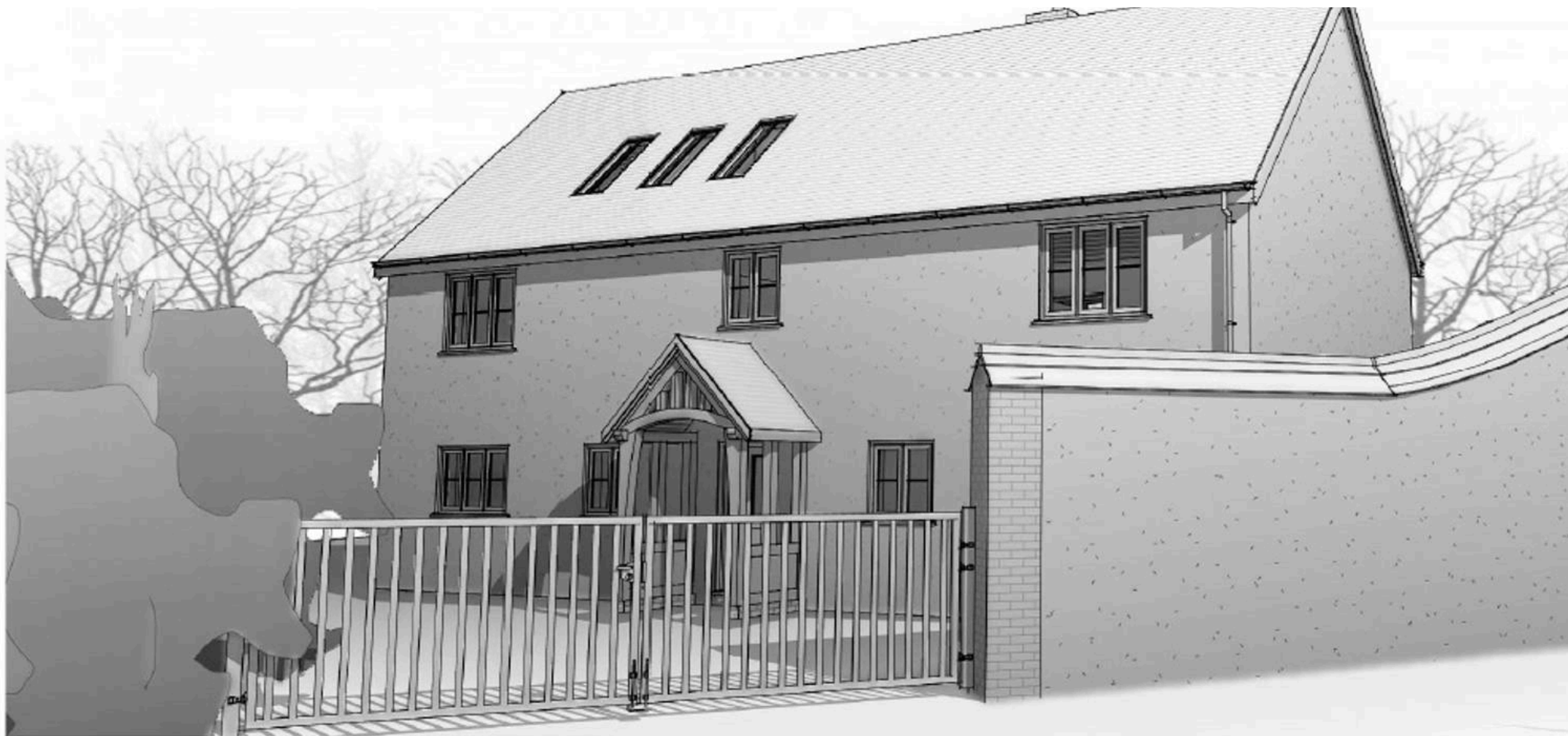


TITLE
West Down Cottage, Cheriton Bishop, Exeter, EX6 6HG

DETAIL
Layout Plans - Proposed

	Design Chartered Architectural Technologist PEAT	DATE 18/10/2022	SCALE 1:100 @ A3
		DRAWING NO. 23017_P210	REV AUTHOR CHECKED Author 1 Checker

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. ONLY DIMENSIONS DIMENSIONED ARE TO BE USED. DIMENSIONS MUST BE MEASURED TO THE DIMENSIONS OF THE PROPOSED WORK. THIS DRAWING IS A CONTRACT DOCUMENT.



Helmores

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