



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



South Elevation - Proposed



West 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)

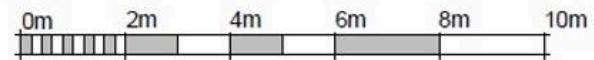
Heating: TBC

Listed: No

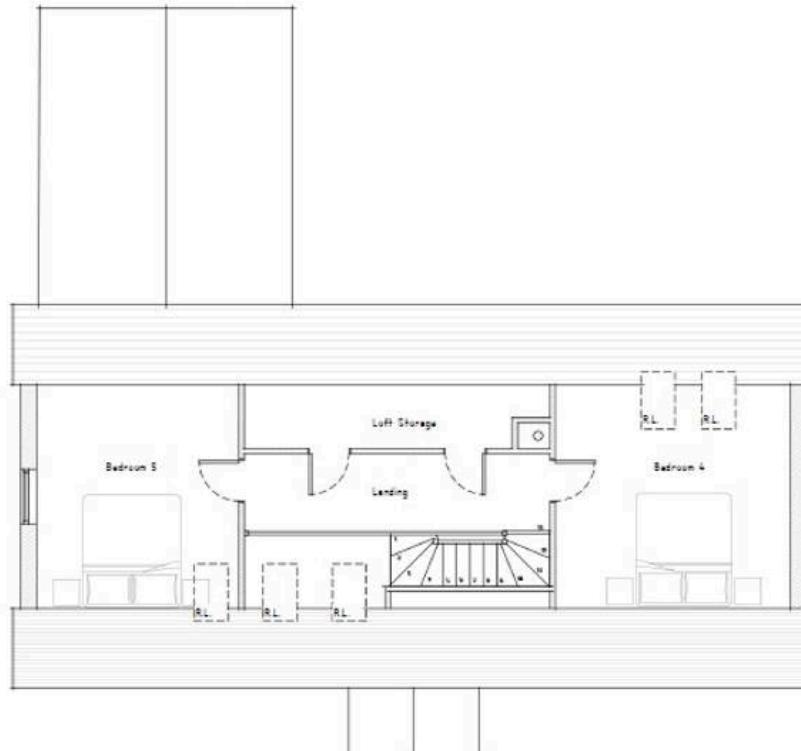
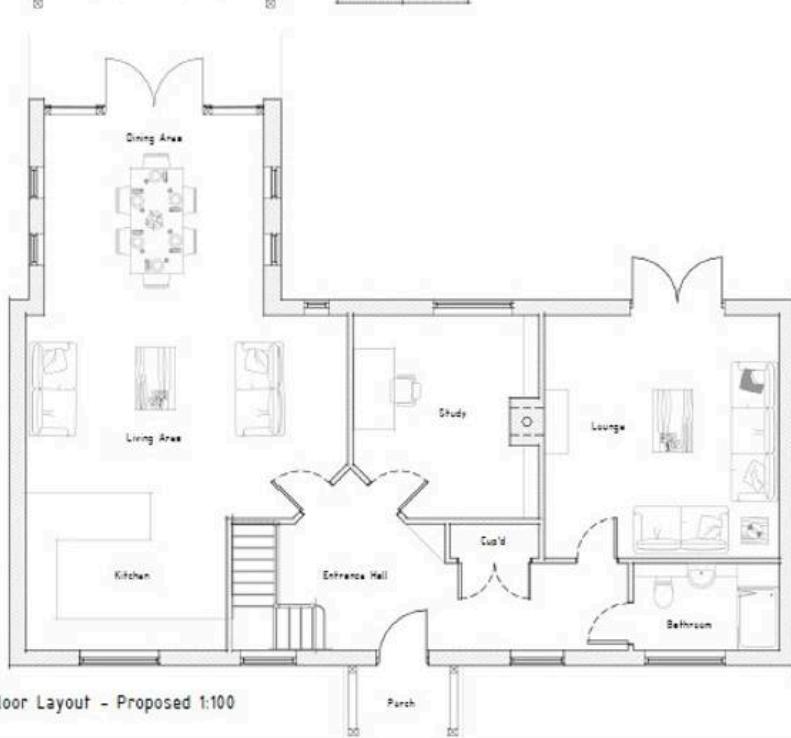
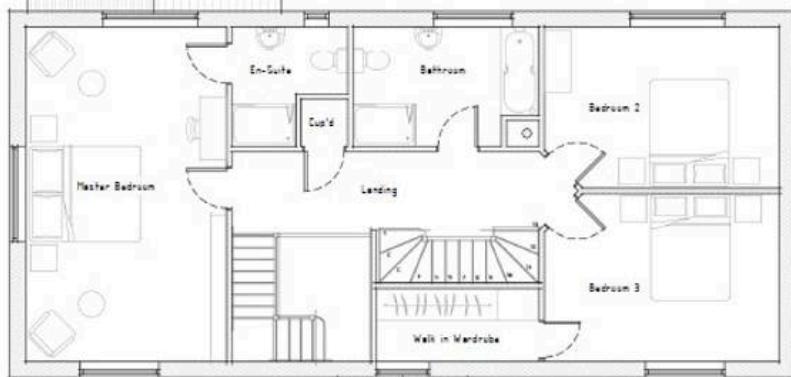
Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX6 6HG and the What3Words address is
[///paramedic.vintages.defectors](https://what3words.com/paramedic.vintages.defectors)



VISUAL SCALE 1:100 @ A3



TITLE	
West Down Cottage, Cheriton Bishop, Exeter, EX6 6HG	
DETAIL	
Layout Plans - Proposed	
	DESIGNED Chartered Architectural Technologist PEA1
DATE 18/10/2022	SCALE 1:100 @ A3
DRAWING NO. 23017_P210	REV Author Checked Author 1: Checker

CONTRACTOR'S NOTES: ALL DIMENSIONS ON SITE. ONLY PRACTICAL DIMENSIONS ARE TO BE USED. PRACTICAL DIMENSIONS MUST BE REFERRED TO THE DRAWINGS AND NOT PRINTED DIMENSIONS. THIS DRAWING IS THE PROPERTY OF THE DESIGNER.



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