



Development Site at Crediton





Existing hedging to maintained and managed along site boundary

Existing trees to be retained

Proposed hedging along boundary

Existing hedge to be cut back for visibility

Consistent footpath along site

Alexandra Close

23

39

3

PLOT 8  
2 BED

PLOT 9  
2 BED

PLOT 10  
3 BED

PLOT 11  
3 BED

PLOT 12  
4 BED

PLOT 5  
3 BED

PLOT 6  
3 BED

PLOT 7  
3 BED

PLOT 3  
3 BED

PLOT 4  
3 BED

PLOT 1  
3 BED

PLOT 2  
3 BED

25000

25000



# Development Site at Crediton

Alexandra Close, Crediton, Devon, EX17 2EA

Exeter (8.1 miles) - Tiverton (12.2 miles) - Okehampton (17.8 miles)

A wonderful development site with outline planning consent to construct 12 detached open market dwellings within the town of Crediton, Devon, benefitting from excellent transport connections and attractive countryside views owing to the elevated outlook. Freehold.

- Outline Planning Permission for 12 (Twelve) detached open-market dwellings
- Wonderful elevated position within the town of Crediton, Devon
- Each dwelling with either double or single garage, or off-street parking
- Site extends to approximately 1.226 acres
- Sections 106 Contributions apply
- Freehold



Guide Price £700,000

## Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## Development Land

21/22 Southernhay West, Exeter, EX1 1PR

01392 439046 | [developmentland@stags.co.uk](mailto:developmentland@stags.co.uk)



@StagsProperty

## SITUATION

The Development Site (the "Site") is located on Alexandra Close, which lies within the thriving Mid Devon town of Crediton a vibrant and bustling community, surrounded by beautiful rolling countryside. The town offers plenty of local amenities, including a traditional High Street with artisan shops, public houses, restaurants, a GP surgery, secondary schooling and a railway station on the Tarka Line (Barnstaple to Exeter). For an even greater number of facilities, the Cathedral City of Exeter is just 7 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis and Waitrose supermarket. Golf is available at Downes Crediton Golf Club and the property is within easy reach of the Dartmoor and Exmoor national parks and the stunning north and south coastlines. The area offers access to a good selection of Primary and Secondary schools including Landscore Primary School, Hayward's Primary School, and Queen Elizabeth's. Renowned independent schools include St. Wilfrid's, Exeter School, Exeter Cathedral School, The Maynard and Blundell's.

## DESCRIPTION

The Site benefits from Outline Planning Permission (Ref: 23/01095/MOUT) to construct twelve open market, detached dwellings, consisting of 2 x two bedroom dwellings, 9 x three bedroom dwellings and 1 x four bedroom dwelling. The four bedroom dwelling and one of the three bedroom dwellings benefit from a double garage, and the remaining three bedroom dwellings all benefit from a single garage. The two bedroom dwellings each have two off-street parking spaces.

The Site is currently used for agricultural purposes, and is accessed via a field gate from Alexandra Close. The Site enjoys particularly attractive countryside views to the South West, owing to its elevated position within the town of Crediton.

## METHOD OF SALE

The freehold property is offered as a whole by way of private treaty with vacant possession upon completion. The vendors preference is to sell the whole of the property on an unconditional basis, but offers are also invited on a conditional basis.

Please contact Ben Luxton of Stags on 01392 286949 or b.luxton@stags.co.uk.

The Vendor shall be under no obligation to accept the highest, or any offer received.

## PLANNING PERMISSION

Mid Devon District Council have granted Outline Planning Permission with conditions (Ref: 23/01095/MOUT) dated the 30th June 2025 for the construction of 12 open market residential dwellings and associated works, with all matters reserved except for access.

A copy of the Decision Notice and associated planning documents are available from Stags. Further information in relation to the associated planning conditions can also be requested.

## CIL AND S106

There is a Section 106 Agreement dated 25 June 2025.

An Affordable Housing Commuted Sum of £143,286 and an Education Contribution of £51,291 and a Off-Site Public Open Space Contribution of £30,477 will be payable by the purchaser in accordance with the provisions contained within the Section 106 Agreement. In addition, the purchaser will be required to construct dropped crossings in location agreed with the Local Authority.

There is no CIL payment because Mid Devon District Council have not adopted the Community Infrastructure Levy.

## ACCESS AND SERVICES

Vehicular and pedestrian access to the Site is via Alexandra Close, which is an existing adopted public highway. Please contact Stags for further information.

We understand that mains Electricity and Water connections are available on or within the vicinity of the site. Further details in relation to the proposed foul and surface water drainage strategy can be obtained from Stags. All interested parties should make their own enquiries regarding the provision of utilities with the relevant Utility providers, and satisfy themselves with regards the availability of suitable connection points.

## OWNERSHIP AND LEGAL TITLE

The Site is registered with HM Land Registry under the registered title numbers DN333609 and DN333605.

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

Please note that it is the Vendors preference to retain ownership of a 30cm strip along the eastern boundary of the Site.

ACCOMMODATION SCHEDULE				
PLOT No.	BEDROOM No.	PLOT SIZE (SQFT)	GARAGE SIZE (SQFT)	TOTAL SIZE (SQFT)
1	3	1,140	193	1,333
2	3	1,140	193	1,333
3	3	1,140	193	1,333
4	3	1,140	193	1,333
5	3	1,140	193	1,333
6	3	1,140	193	1,333
7	3	1,140	387	1,527
8	2	818	nil	818
9	2	818	nil	818
10	3	1,140	193	1,333
11	3	1,140	193	1,333
12	4	1,614	387	2,001





#### **DIRECTIONS**

From Exeter, take the A377 north away from the city centre and towards Crediton. Arriving in Crediton, continue along the A377 through the first roundabout and then along Exeter Road, Charlotte Street, Union Road, High Street and Western Road before turning right onto Alexandra Road. Take the third left onto Alexandra Close and you will find the Site at the top of the hill on the right-hand side, marked with a Stags 'For Sale' board.

Postcode - EX17 2EA

What3Words - ///truckload.napkins.corrupted

#### **LOCAL AUTHORITY**

Mid Devon District Council  
Phoenix House,  
Phoenix Ln,  
Tiverton  
EX16 6PP  
T: 01884 255255

#### **AGENTS NOTE**

Please note that the owners have not elected to tax the property for VAT purposes. Please contact Stags for further information.

#### **VIEWINGS**

Strictly by appointment through Stags. Please note that viewers should be vigilant and take care when viewing the Site for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the holding.

Please call our Development Land office on 01392 286949 to arrange an appointment.

#### **INFORMATION PACK**

For interested parties a pack of supporting planning and survey documentation is available on request from Stags, together with the Tender Form.

A link to the aerial video is available on the Stags website or at <https://www.youtube.com/watch?v=MlofdqbbcRg>

#### **DISCLAIMER**

These particulars are a guide only and must not be relied upon as statements or representations of fact. Any plans, drawings, areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stags have not tested any utilities or services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



