

Development at Treetops

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Dunchideock, Exeter, Devon, EX6 7RA

Exeter 5.4 miles, A30 3.3 miles

A rare opportunity to acquire a bungalow set in 0.8 acres, with full planning permission for an impressive replacement home with an attached double garage and carport.

- Construction of an impressive family home
- Over 3,000 sqft
- Unspoilt countryside views
- Attached double garage
- Residential plot with conditional planning consent
- 5 bedrooms
- Land amounting to 0.8 acres
- Freehold

Guide Price £500,000

SITUATION

The development site at Treetops occupies a magnificent elevated position within the sought-after parish of Dunchideock, a charming Teign Valley village renowned for its strong sense of community. Surrounded by unspoilt Devon countryside, yet conveniently situated just a few miles from Exeter, the site enjoys far-reaching rural views towards the City of Exeter and Dartmoor, providing an impressive setting for a bespoke self-build home.

DESCRIPTION

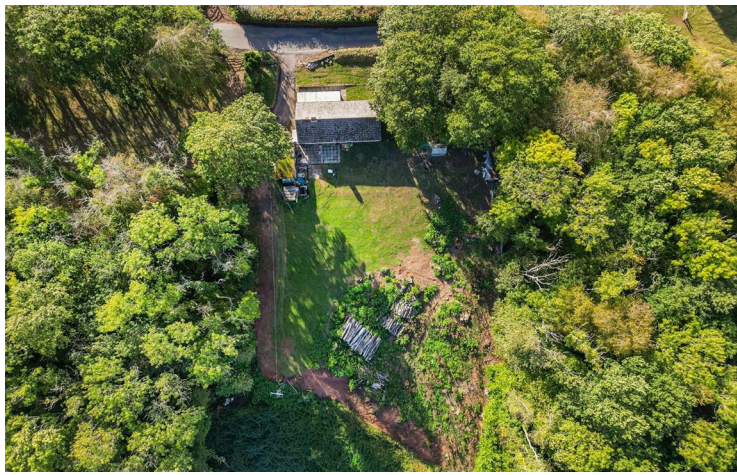
A rare opportunity to acquire an residential woolaway bungalow with full planning permission for its demolition and the construction of an impressive residential home, complete with an attached double garage/carport. The approved scheme provides for the creation of a spacious dwelling of approximately 315 sqm.

This exceptional development occupies its own generous plot extending to approximately 0.8 acres, offering privacy in a delightful rural setting.

Ideal for both custom build developers and self-builders, the site combines seclusion with excellent accessibility, being conveniently located close to Exeter.







PLANNING PERMISSIONS

A grant of conditional planning permission has been secured for the demolition of the existing woolaway bungalow and garage and the construction of a new self-build dwelling. A full list of details and conditions can be found on the Teignbridge district planning portal ref; 26/00380/FUL

COMMUNITY INFRASTRUCTURE LEVY (CIL)

On the commencement of the development, under planning permission 26/00380/FUL, there is a one-off Community Infrastructure Levy (CIL) payment of £59,490 payable to Teignbridge District Council . An exemption from the CIL payment is available for self-builders.

CONDITIONS

A full list of conditions can be made available to interested parties. Please speak to the Agents for further information.

SERVICES

Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However, we understand that the site has mains electricity located nearby. A sewage treatment plant (STP) and bore hole (water) will need to be installed as part of the development. The Vendors will allow the siting of a bore hole on their land adjacent to the development with all the necessary easements in place.
Please ask the Agents for further information.

AGENTS NOTE

Please note that all images and floorplans of the development are for illustrative purposes only and should not be relied upon as an exact representation of the finished development.

VIEWINGS

By appointment only. Please contact agent for further information.

DIRECTIONS

What3words - Liked.ideal.stores



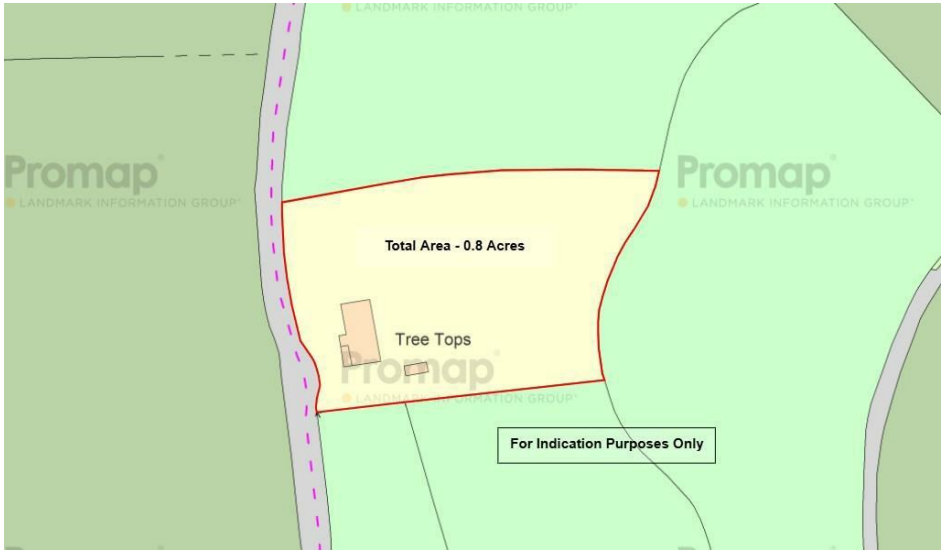


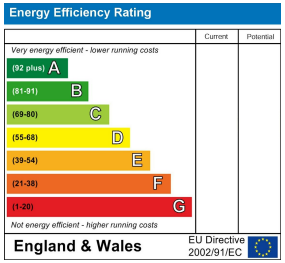


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



PROPOSED SITE PLAN





STAGS

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