

George Hill Reservoir, Higher Road, Crediton, EX17 2HB

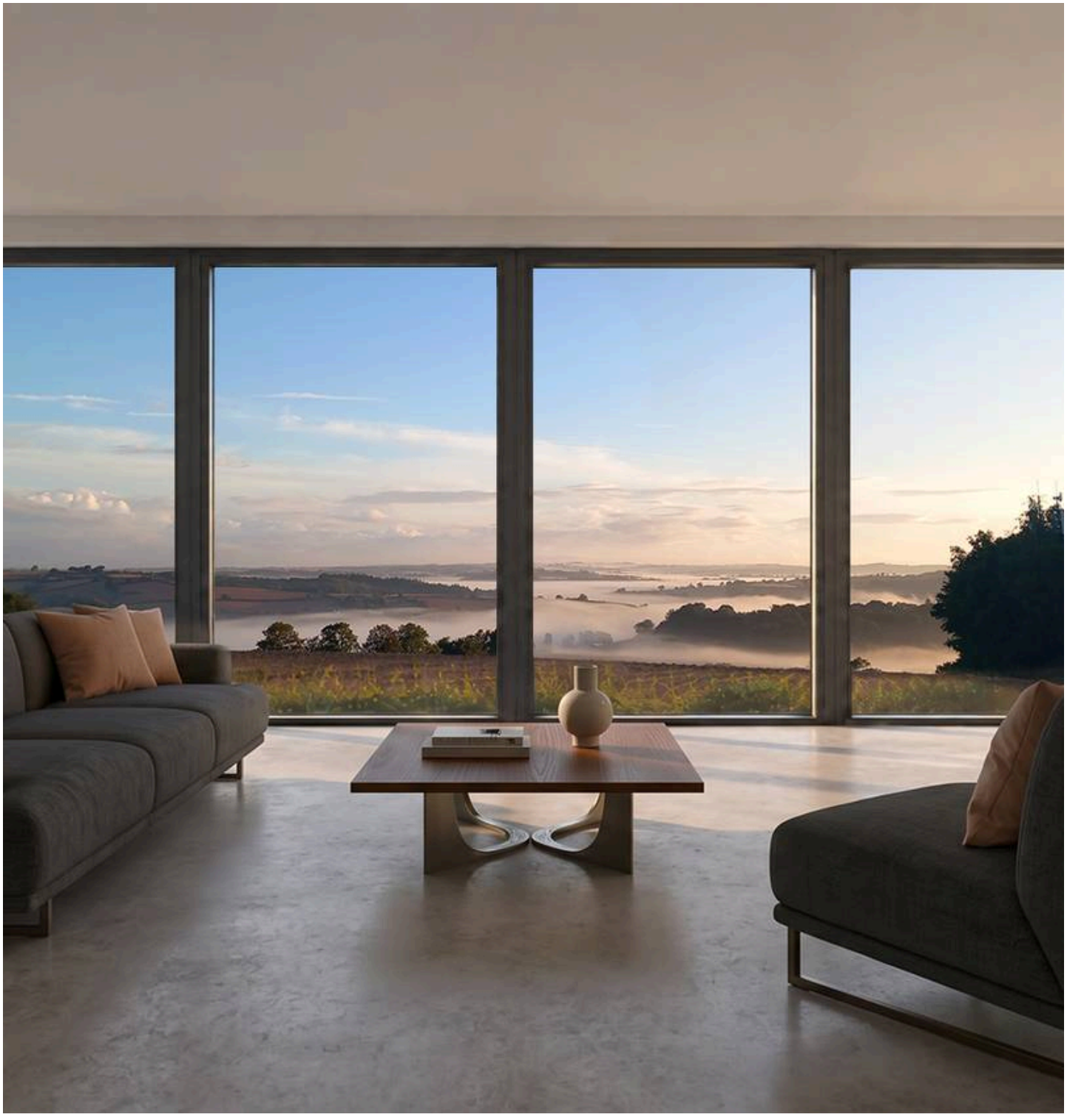
Guide Price **£250,000**

George Hill Reservoir, Higher Road

Crediton

- Extraordinary former reservoir development opportunity
- Elevated town-edge position above Crediton
- Stunning panoramic town & countryside views
- Distant horizons towards Dartmoor & Exmoor
- Established residential planning history
- Sale proposed subject to approval of exciting revised scheme
- Contemporary design for an individual four-bedroom home
- Four en-suite bedrooms & flexible ancillary spaces
- Spectacular elevated open-plan living floor proposed
- Historic 100,000-gallon reservoir structure

There are development opportunities, and then there are projects which offer the chance to create something genuinely unique. George Hill Reservoir certainly falls into the latter. Occupying a remarkable elevated position on the edge of Crediton, the setting is a huge part of the opportunity, with panoramic views south across the rooftops of the town, north towards Sandford and far-reaching countryside beyond, with Dartmoor and Exmoor forming the distant horizons. This historic former 100,000-gallon water reservoir comes to the market with an established residential planning history and an exciting contemporary scheme designed to transform the substantial existing structure into a striking individual home. Full planning permission was previously granted under application 17/00680/FULL for its conversion and extension into a single dwelling and that permission is understood to have been implemented, giving the site an established residential planning position.









A substantially redesigned scheme has now been prepared to make much better use of the reservoir's true dimensions, existing structure and exceptional elevated setting, and the property is being offered with a view to agreeing a sale subject to approval of this revised scheme. Hidden behind the reservoir's relatively unassuming exterior is a substantial structure measuring approximately 13.65m by 13.85m internally and around 4.1m deep. It's the opportunity to combine a piece of Crediton's history, those extraordinary views and ambitious contemporary architecture that makes this such an intriguing proposition.

The proposed design works with the existing reservoir rather than simply replacing it, creating accommodation across a series of levels before opening into a dramatic contemporary living space above. Four bedrooms are proposed, each with en-suite facilities, together with flexible ancillary accommodation including a gym, plant room, utility/laundry room, changing and shower facilities and useful storage. Above this, the principal living floor is designed to become the centrepiece of the house, with a large open-plan kitchen, dining and living space positioned to exploit the reservoir's elevated position and panoramic outlook, south across Crediton, north towards Sandford and across the surrounding countryside to the distant horizons of Dartmoor and Exmoor. Extensive glazing and the contrast between the historic reservoir structure below and contemporary architecture above have the potential to create a finished home with a sense of scale, drama and individuality that's incredibly difficult to replicate. Historic photographs, original drawings and structural information are also available, including images taken when the reservoir was drained, giving prospective purchasers a fascinating insight into the scale and construction of the structure hidden beneath the site.

Outside, there is proposed parking and amenity space around the reservoir, although this is an unusual town-edge site rather than a conventional building plot with a large garden. Existing South West Water infrastructure remains in the vicinity, including the nearby telemetry mast and electricity equipment, and the design has been carefully considered around these features, orientating the principal accommodation and outlook towards the views. There is no disguising that George Hill Reservoir is an ambitious project and it will require a purchaser with imagination, enthusiasm and an appetite for creating something out of the ordinary. Further investigation and detailed design work will form part of that journey, but in return this offers something that simply cannot be recreated by buying a conventional building plot: the chance to take a substantial piece of Crediton's history and turn it into a genuinely individual contemporary home in one of the town's most elevated positions. For the right buyer, George Hill Reservoir could be quite exceptional.

Agent's Note

Full planning permission was previously granted under application **17/00680/FULL** for the conversion and extension of the existing reservoir building to a dwelling and formation of a new access to serve the existing utilities. The decision notice confirms that this permission was subject to conditions and a Unilateral Undertaking/Section 106 Agreement. The permission is understood to have been implemented.

A revised scheme has subsequently been prepared and the property is being offered with a view to agreeing a sale **subject to approval of that revised planning scheme**. Prospective purchasers should satisfy themselves through Mid Devon District Council and their own professional advisers as to the precise planning status and requirements of both the existing and proposed schemes.

Previous engineering advice has identified the need for further investigation into elements of the existing reservoir structure. Purchasers should therefore make their own investigations into the structural condition, feasibility, construction methodology and likely costs before proceeding.







Existing infrastructure remains in the vicinity of the site, including the RF telemetry mast and electricity equipment. The previous approved plans illustrate the relationship between these features, the reservoir and the proposed dwelling.

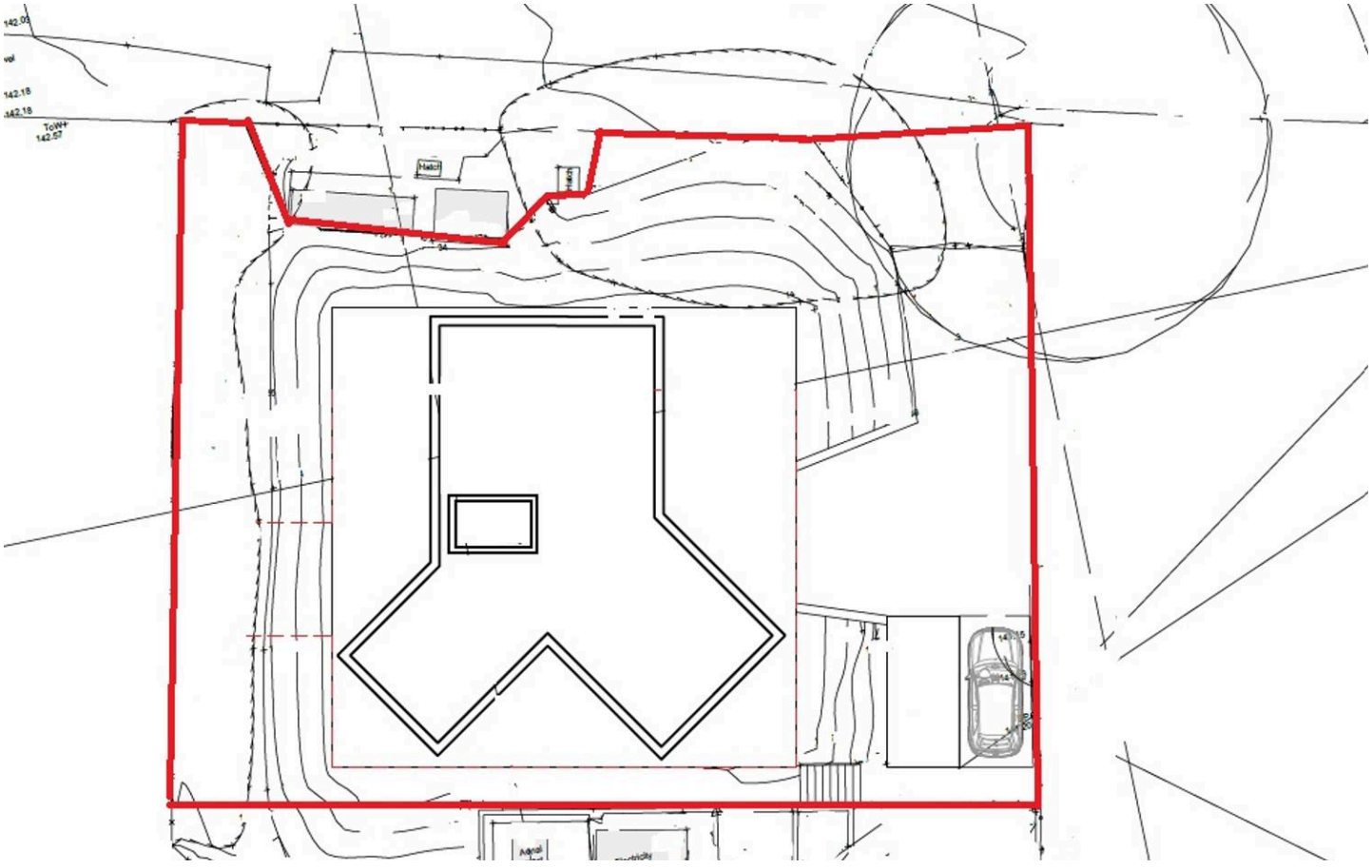
Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

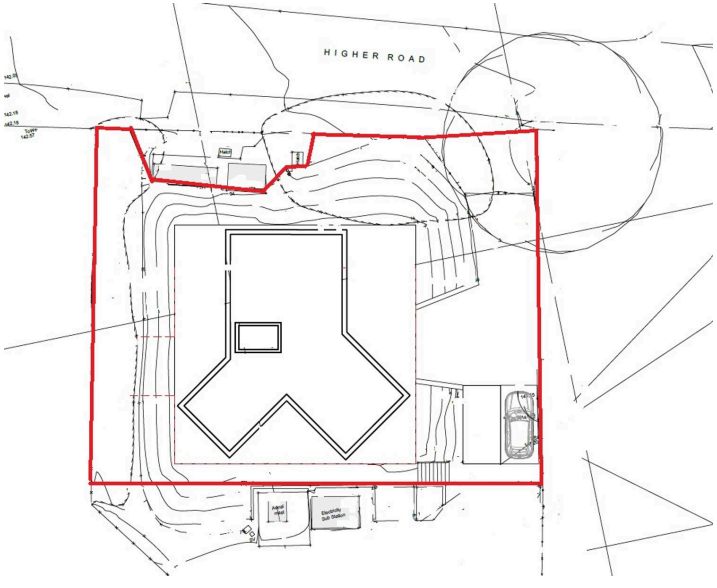
Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.







Please see the floorplan for room sizes.

Current Council Tax: TBC

Approx Age: NA

Construction Notes: Concrete

Utilities: Nearby but not connected

Drainage: NA

Heating: NA

Listed: No

Conservation Area: No

Tenure: Freehold

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

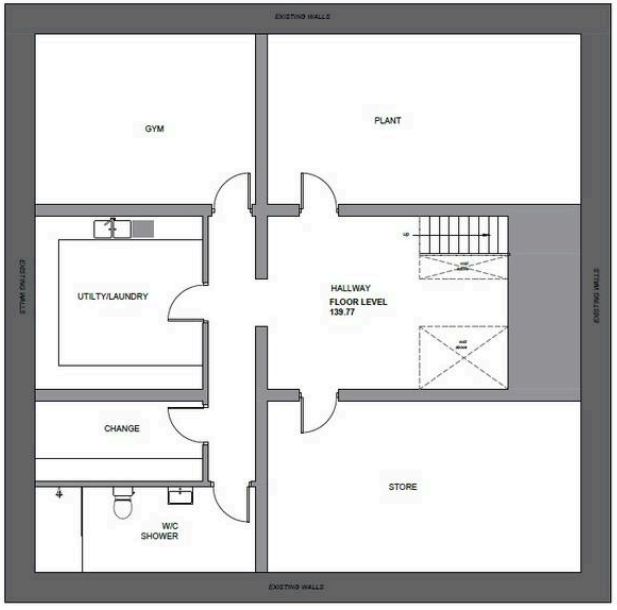
DIRECTIONS: For sat-nav use EX17 2DT and the What3Words address is ///delivers.directors.pursue but if you want the traditional directions, please read on.

From the top of George Hill, turn right onto Higher Road and the reservoir will be found on your right just after the viewing gardens.

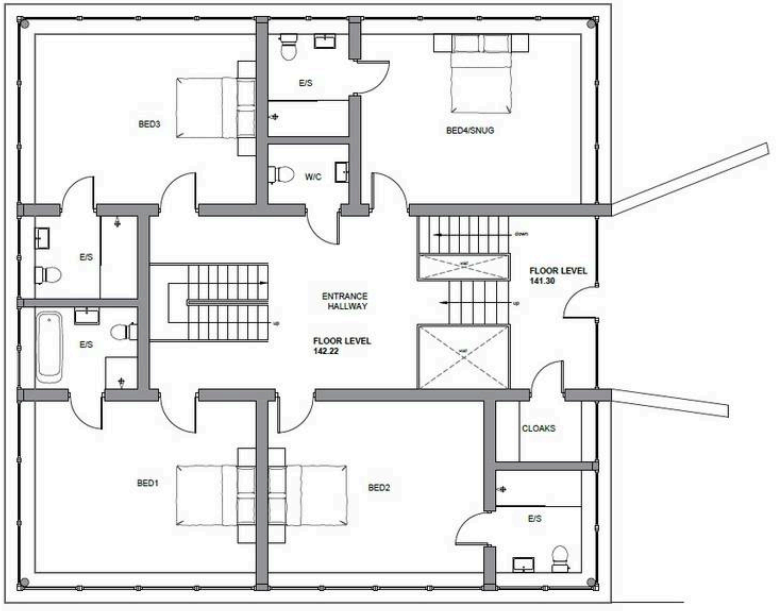




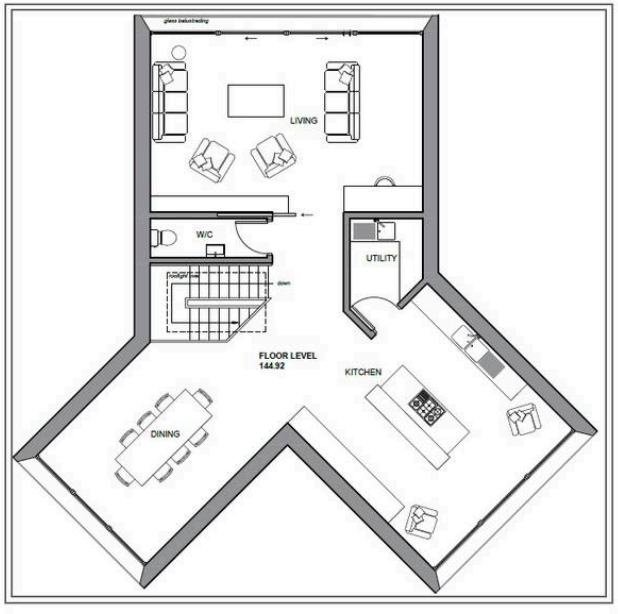




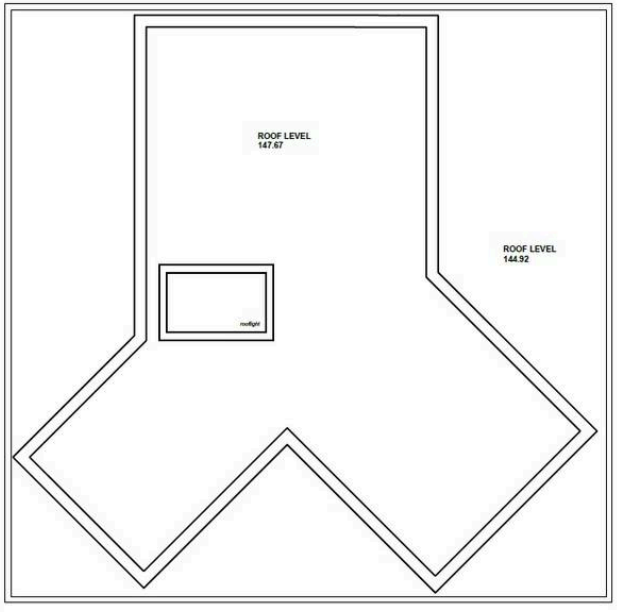
Proposed Lower Ground Floor Plan scale 1:100



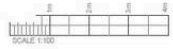
Proposed Upper Ground Floor Plan scale 1:100



Prooosed First Floor Plan scale 1:100



Proposed Roof Level Plan scale 1:100





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.