



Development Site at Rackenford



15m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2, as previous description
existing mature hedge bounding southern boundary

HV (11KV) overhead cables

16m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2, as previous description
1830mm high Venetian fence panels

Mixed native wildlife hedge mix 25m Common Hazel Corylus avellana Sweet Cherry Hedging Prunus avium Dog Rose Hedging Rosa canina Rowan Hedging / Mountain Ash Sorbus aucuparia Black Elder Hedging Sambucus nigra Common Hawthorn Hedging Crataegus monogyna European Crabapple Hedging Malus sylvestris Cherry Dogwood Hedging Cornus mas
Plot 3 – single garage and 2 x tandem parking

22.5m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2, as previous description
Plot 4 – single garage and 2 x tandem parking

• low wattage (7W) downlighter only with a PIR sensor, and timer capable of adjustment from 5 seconds to 5 minutes, fitted with a 7W 3K (warm) lamp.

— network distribution to a network termination point at each new dwelling.
— crated soakaway for rainwater drainage from house and garage

Specimen trees – either Hawthorn (Crataegus monogyna) or Bird cherry (Prunus padus)

PV array to south facing slopes of roofs

Plot 2 – double garage and 2 x driveway parking

Dual pump macerator pumping station complying with to BS EN 12050-1:2001 / BS EN 752-6:1998 standards.

Air Source Heat Pump (ASHP)

Mixed native wildlife hedge mix 65m bounding track
Common Hazel Corylus avellana Sweet Cherry Hedging Prunus avium Dog Rose Hedging Rosa canina Rowan Hedging / Mountain Ash Sorbus aucuparia Black Elder Hedging Sambucus nigra Common Hawthorn Hedging Crataegus monogyna European Crabapple Hedging Malus sylvestris Cherry Dogwood Hedging Cornus mas
1830mm high Venetian fence panels

25m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2, as previous description

Rev D – indicative positioning of wildlife features

• BAT BOX – locations to South West elevations

• BIRD BOXES – locations to North East elevations

• INVERTEBRATE BRICKS – locations to South West elevations

1830mm high Venetian fence panels

Plot 5 – double garage and 2 x driveway parking

35m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2, as previous description

Patios/steps to dwellings – Marshalls Foristone Antique Alverno – Autumn Bronze Multi

wooden slatted double wheeled bin store

Plot 6 – double garage and 2 x driveway parking

Drives and paths within curtilage of dwelling – Marshall Tegular Priora Permeable paving – Brindle

Footpath – Marshall Tegular Priora Permeable paving – Brindle

Carriageway/hammerhead – Marshall Tegular Priora Permeable paving – Charcoal

visitor parking space

Specimen trees – either Hawthorn (Crataegus monogyna) or Bird cherry (Prunus padus)

Emorsgate Seeds (or similar) General purpose Meadow Grass mixture EGI comprising
10.00% Agrostis capillaris – Common Bent
35.00% Cynosurus cristatus – Crested Dogtail
30.00% Festuca rubra – Red Fescue
5.00% Phleum bertolonii – Smaller Cat's-tail
20.00% Poa pratensis – Smooth-stalked Meadow-grass

Rev A – existing field margin

Mixed native wildlife hedge mix 8m
Common Hazel Corylus avellana Sweet Cherry Hedging Prunus avium Dog Rose Hedging Rosa canina Rowan Hedging / Mountain Ash Sorbus aucuparia Black Elder Hedging Sambucus nigra Common Hawthorn Hedging Crataegus monogyna European Crabapple Hedging Malus sylvestris Cherry Dogwood Hedging Cornus mas

29m² Emorsgate Seeds (or similar) Standard General Purpose Meadow Mixture EM2.
meadow comprising
Achillea millefolium – Yarrow 5%
Agrimonia eupatoria – Agrimony 2%
Centureia nigra – Common Knapweed 10%
Daucus carota – Wild Carrot 6%
Rumex acetosa – Common Sorrel 2%
Galium verum – Lady's Bedstraw 10%
Knautia arvensis – Field Scabious 3%
Leucanthemum vulgare – Oxeye Daisy 8.5%
Malva moschata – Musk Mallow 12%
Plantago lanceolata – Ribwort Plantain 12%
Potentilla anserina ssp sanguisorba – Salad Burnet 6%
Primula veris – Cowslip 2%
Ranunculus acris – Meadow Buttercup 5%
Silene dioica – Red Campion 10%
Rhinanthus minor – Yellow Rattle 6.5%

Revisions

A – 21 Feb 2024 – existing field margin identified

B – 30 May 2024 – spelling mistake amended

C – 19 Dec 2024 – North arrow and Wildlife feature locations added

D – 19 Dec 2024 – text correction

0m 2 4 6 12m
1:200



typical house elevation as proposed



Roof natural slate



Upper wall natural slate hanging
lower wall render and painted off white



brick plinth red stock brick



windows, doors, gutters and downpipes Anthracite grey



typical garage elevation as proposed



Roof natural slate



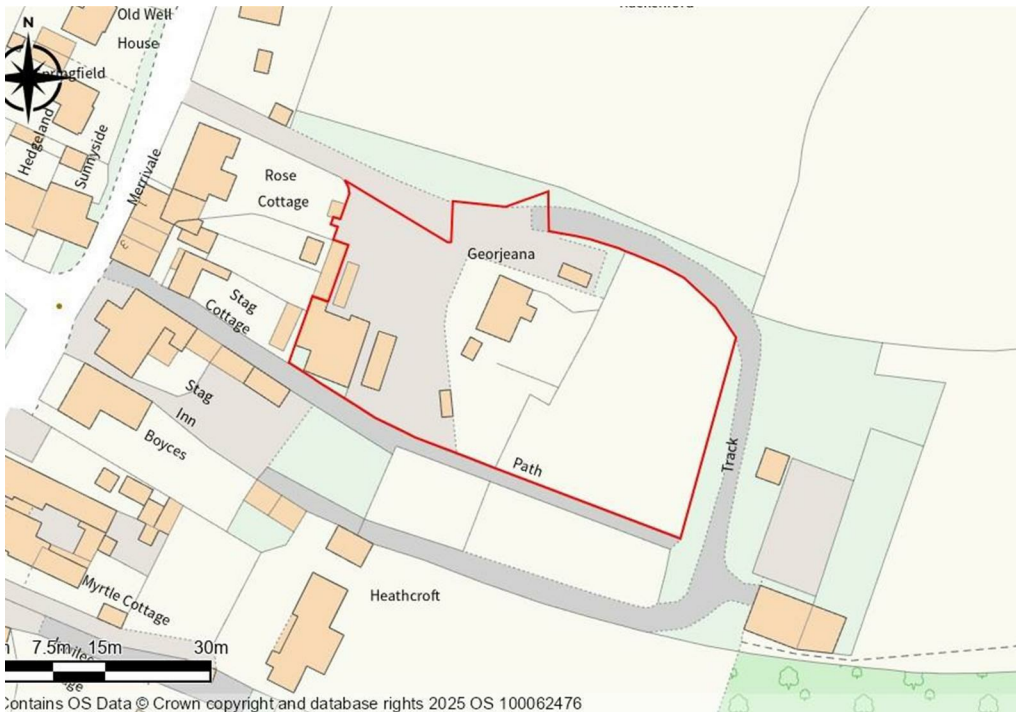
Walls cementitious board wood grain finish brown



Doors wood grain finish brown



brick plinth red stock brick



Development Site at Rackenford

Rackenford, Tiverton, Devon, EX16 8DT

Tiverton (8 miles), South Molton (10 miles), Barnstaple (22 miles)

An excellent development site with full planning consent for 6 impressive detached properties in the village of Rackenford, with attractive countryside views.

- Full Planning Permission for 6 six detached open-market dwellings
- Each dwelling with double or single garage and parking
- Excellent location within reach of Exmoor, the North Devon coast and transport links
- Village location with attractive countryside views surrounding
- Site extends to approximately 0.95 acres
- Est development GIA of 1,125 sqm (12,110sqft)

Guide Price £600,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

Development Land Department

21 Southernhay West, Exeter, Devon EX1 1pR

01392 286949 | developmentland@stags.co.uk



@StagsProperty

SITUATION

The charming village of Rackenford offers a peaceful rural setting with a strong sense of community, while still being conveniently located for access to nearby towns. The village benefits from a traditional pub, church, childrens nursery and primary school, with a wider range of shops, supermarkets, health facilities, and secondary schooling available in the nearby market town of Tiverton, just 8 miles away. Tiverton also offers leisure amenities including a sports centre, swimming pool and golf course. The surrounding countryside provides exceptional opportunities for walking, cycling, and riding, with Exmoor National Park just a short drive to the north, offering breath-taking scenery and a range of outdoor pursuits. The North Devon coast, with its stunning beaches and coastal paths, is also easily accessible. The site enjoys excellent connectivity via the A361 North Devon Link Road, giving swift access to the M5 at Junction 27, as well as Tiverton Parkway railway station with mainline services to London Paddington. Exeter Airport is approximately 25 miles away.

DESCRIPTION

The development comprises six high-specification open market homes, consisting of 4 x four bedroom dwellings with double garages, and 2 x three bedroom dwellings with a single garage. The properties will be accessed via a private driveway and enjoy attractive countryside views.

PLANNING PERMISSION

North Devon District Council granted Full Planning Permission (Ref: 74391) on 26th April 2023 for the redevelopment of the existing property, and for the erection of six dwellings. A range of accompanying documents are on the North Devon District Council website or are available from Stags upon request. North Devon District Council subsequently issued a Certificate of Lawfulness on 31 July 2026, confirming that material operation had been undertaken and that the planning permission remains valid.

The existing property consists of an unoccupied bungalow and associated gardens, yard, and large steel framed storage shed.

- Plot 1 = 1,895 sqft Dwelling and 440 sqft Double Garage
- Plot 2 = 1,895 sqft Dwelling and 440 sqft Double Garage
- Plot 3 = 1,165 sqft including 220 sqft Garage
- Plot 4 = 1,165 sqft including 220 sqft Garage
- Plot 5 = 1,895 sqft Dwelling and 440 sqft Double Garage
- Plot 6 = 1,895 sqft Dwelling and 440 sqft Double Garage

SECTION 106 AGREEMENT

There is a Section 106 Agreement dated 25 April 2023.

An Education Contribution of £2,600 (index linked) and an Off-Site Public Open Space Contribution of £19,748 (index linked) will be payable by the purchaser in accordance with the provisions contained within the Section 106 Agreement.

There is no CIL payment because North Devon District Council have not adopted CIL.





ACCESS & SERVICES

Vehicular access to the site is via an adjoining private accessway, which is shared with adjoining property owners. Please contact Stags for further information.

Mains Electricity and Water connections are available on site. It is envisaged that foul drainage will be delivered with the use of a Sewage Treatment Plant. All interested parties should make their own enquiries regarding the provision of utilities with the relevant Utility providers.

OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty. The property is registered with HM Land Registry under the registered title numbers DN526813, DN485531 and DN759526.

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

Please note that the seller intends to retain ownership of a 30cm strip along the eastern and southern boundary of the site.

AGENTS NOTE

Please note the owners have not elected to tax the property for VAT purposes.

INFORMATION PACK

Access to a pack of supporting information is available to prospective purchasers on request.

A link to the aerial video is available on the Stags website.

VIEWINGS

Strictly by appointment through Stags.

Please call our Tiverton office on 01884 256331, or our Development Land office on 01392 286949 to arrange an appointment.

DIRECTIONS

From Tiverton head north west along the A361 in the direction of Barnstaple, before taking the turning for Rackenford. Continue along Old Bell Hill, before taking the road into the village of Rackenford. Follow the road into the village and the development is on the left hand side.

What3Words - ///cycles.beans.regrowth

PLANS AND DRAWINGS

Please note that all plans and drawings are for illustration purposes only and are not guaranteed to be accurate or to scale. The drawing on the cover page is an illustrative site layout design that has been added to an aerial photograph for indicative purposes only.





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.

