



Park Nursery 43 Park Road, Tiverton, Devon, EX16 6AY

Guide Price £450,000

- Prime site in a sought after location
- 2 approved lapsed schemes
- Conditional offers subject to planning approval
- Plot size - 3100m²
- Rare opportunity to build in the Park Road area
- Open to developers proposals
- For Sale by Informal Tender 27th April 2026

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Park Nursery 43 Park Road, Tiverton EX16 6AY

For Sale by Informal Tender (Sealed Bids) A prime development site, close to the town centre, the park, and with views across the valley. Previous planning approval for 6 to 9 dwellings. Developers are invited to bring forward their own proposals, with the option to secure the site on a conditional basis subject to planning.



Council Tax Band: New Build



A Rare Development Opportunity in a Sought After Setting.

Developers are invited to bring forward their own proposals, with the option to secure the site on a conditional basis subject to planning.

This well located brownfield site offers an exciting opportunity for residential redevelopment in one of Tiverton's established and desirable neighbourhoods. Situated on the west side of Park Road and adjoining the attractive People's Park, the land was formerly used by Mid Devon District Council as a storage and nursery depot.

The site has a proven planning history, with previous approvals for 6-9 dwellings, demonstrating clear development potential. Although these consents have now lapsed, the plot remains ideally suited for a fresh, well designed residential scheme. Developers are invited to bring forward their own proposals, with the option to secure the site on a conditional basis subject to planning.

For sale by sealed bid process (informal tender). Sealed bids to be received by Seddons Estate Agents in Tiverton by 12.00 noon on Monday 27th April 2026.

A Blank Canvas for Thoughtful Redevelopment

The site comprises a derelict former nursery depot — now a clear and enclosed parcel offering a genuine blank canvas for redevelopment. It benefits from:

- Established vehicular access from Park Road
- A gently sloping topography
- Defined boundaries providing a sense of privacy
- A setting that naturally supports medium density residential use

The immediate surroundings are predominantly residential, complemented by the wide green spaces of People's Park. This creates a desirable semi urban environment with both community integration and access to recreational amenity.

While the exact site area is unrecorded, the scale of previous approvals indicates capacity for a versatile residential scheme.

Location & Lifestyle

A Well Connected, Welcoming Community

This part of Tiverton is long established and highly regarded, offering the stability and community feel that many buyers actively seek. Tree lined streets, period homes and well kept gardens create an immediate sense of place.

Everyday Convenience on the Doorstep

Residents benefit from a strong mix of local amenities within easy reach, including:

- Shops and cafés
- Schools and nurseries
- Essential services
- Public transport links
- Straightforward access to key commuter routes

Green Space at the Heart of the Community

People's Park is one of the area's standout features — a generous and well used green space offering:

- Walking routes
- Play areas
- Open lawns
- A welcoming community atmosphere

Its proximity enhances the wellbeing appeal of the location and is a significant draw for families and professionals.

A Desirable Balance of Town and Tranquillity

The site enjoys a rare blend of convenience and calm: close enough to benefit from urban amenities, yet peaceful enough to feel removed from the pace of the town centre.

Development Potential

Flexible Options for a Medium Density Scheme

Previous planning approvals for 6-9 dwellings demonstrate the plot's versatility. Potential development approaches include:

- Contemporary family homes
- Attractive terraces or semi detached units
- Private gardens and landscaped amenity areas
- On plot or shared parking solutions

- Plot size is 3100m²

The site's brownfield status aligns with sustainable development principles, supporting the reuse of previously developed land and strengthening the planning case for residential redevelopment.

Previously Approved Schemes

These expired permissions provide precedent for future schemes, demonstrating the site's suitability for 6-9 dwellings with sensitive design. For access to original drawings, contact Mid Devon District Council or view via their planning portal.

Planning Application 20/00858/FULL:

Erection of 9 Dwellings

This application, approved on November 6, 2020, proposed the construction of nine residential units on the brownfield site at Park Road Nursery, Tiverton. The dwellings were organized into three terraced groups (Units 1-3, 4-6, and 7-9), with associated infrastructure including car parking, access roads, and landscaping. The existing lodge building was retained for incidental use with Unit 1. Materials for external walls, roofs, windows, doors, and boundaries were subject to later approval, with requirements for samples and details to ensure quality and compatibility with the surrounding area.

Planning Application 21/02034/FULL:

Erection of 6 Dwellings

Approved on May 18, 2022, this revised scheme proposed six high-quality dwellings on the same site, replacing the earlier nine-unit permission. It included one 2-bedroom unit, four 4-bedroom units, and one 5-bedroom unit, with the former gate house (a 1950s outbuilding within the conservation area) converted to ancillary accommodation for the 5-bedroom house (House Type 4). The design featured contemporary architecture using brick, timber cladding, and standing seam metal roofs, with at least two parking spaces per property exceeding local standards.

Location and Amenities

Tiverton is a vibrant town in the heart of Devon, boasting excellent connectivity via the A361 and nearby M5 motorway. Local amenities include shops, schools, healthcare facilities, and recreational options, with the Grand Western Canal and Exe Valley providing outdoor pursuits. The site's location offers a balance of tranquillity and accessibility, appealing to families and professionals alike.

Terms

Offers are invited on a conditional basis, subject to planning. Viewing by appointment only. For further information, including site plans and technical reports from previous applications, please contact the selling agent. This site represents a rare chance to deliver quality housing in a sought-after location, capitalizing on established planning principles while allowing creative freedom for the right developer.

Development Potential

Prospective developers have the flexibility to submit their own planning application, potentially building on the precedent set by the expired consents. Opportunities could include:

- A scheme of 6-9 high-end family homes, emphasizing modern design and sustainability.
- Incorporation of the existing gate house/lodge for ancillary use, adding unique character.
- Enhanced landscaping to integrate with the adjacent park, including tree retention where feasible.

The site is well-positioned for quick progression, with no major constraints identified in prior assessments beyond standard planning requirements. A conditional purchase offer, contingent on securing planning permission, is recommended to mitigate risks and align with developer preferences.



Directions

From the market car park, exit via the Northern exit and turn right. Turn left into Bampton Street and proceed along here, this then become Park Road. Pass the park on your left and you will see the entrance to the site immediately after the park, on your left hand side. What3Words: maps.focus.grass

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

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