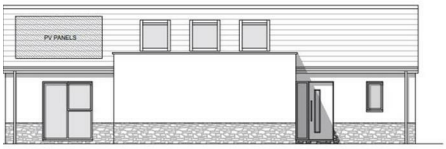
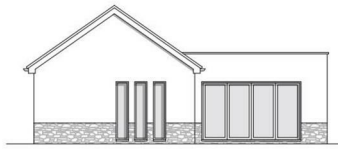
Land adjacent to Barton Cottage

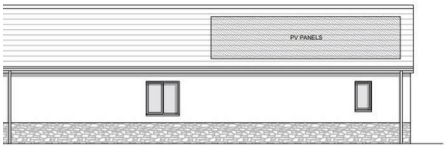
Land adjacent to Barton Cottage, Spreyton, Crediton, EX17 5AL



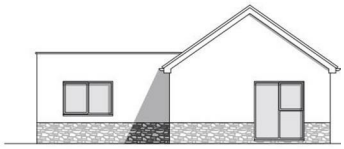
facing elevation 1:100



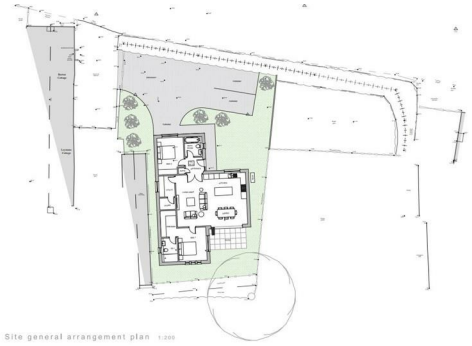
South facing elevation 1:100



t facing elevation 1:100



North facing elevation 1:100



Site general arrangement plan 1:200

A30 4 Miles Okehampton 12 Miles Crediton 15 Miles Exeter 20 Miles

An increasingly rare opportunity to purchase a freehold self build plot in an attractive village location.

- Full PP For Self Buid Home
- Planning Ref: 2874/25/FUL
- Village Location
- Freehold

Guide Price £150,000

SITUATION

The plot is situated in the heart of the popular village of Spreyton. This rural community has a church, village hall, primary school and an award winning public house, the Tom Cobley Inn. The village also has a community shop. The town of Crediton is easily accessible, as is Okehampton with its excellent range of shops and services, three supermarkets including a Waitrose, hospital and expanding college. The cathedral city of Exeter offers an extensive range of shopping and business facilities, together with main line rail, international air and M5 motorway connections. The boundary of the Dartmoor National Park is some three miles from Spreyton, Dartmoor being well known for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter and beyond.

DESCRIPTION

An opportunity to acquire a individual self-build development plot situated on land adjacent to Barton Cottage in the village of Spreyton. The plot has the benefit of full planning permission (Ref: 2874/25/FUL) for the construction of a single detached dwelling, along with its own private vehicular access and associated landscaping works. The plot sits nearby local historic properties, offering a semi-rural backdrop while remaining part of the immediate community. Full application details, site location plans, elevation drawings, and design statements are available to inspect directly on the West Devon Borough Council planning portal.

PLANNING CONSENT

Full planning permission was granted on 16/7/26 under Planning Application Ref: 2874/25/FUL

https://westdevon.planning-register.co.uk/Planning/Display/2874/25/FUL

METHOD OF SALE

The plot is being offered for sale by Private Treaty.

SERVICES

We understand that mains water, electricity and drainage are available to connect adjacent to the plot, it is the purchasers responsibility to make their own enquiries for this.

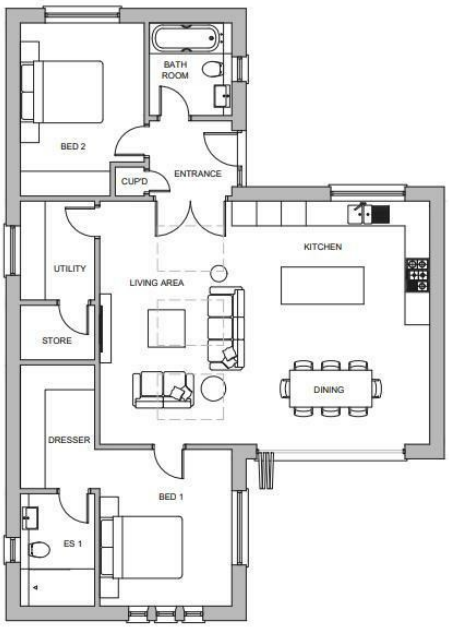
LOCAL AUTHORITY

West Devon Borough Council, West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ.

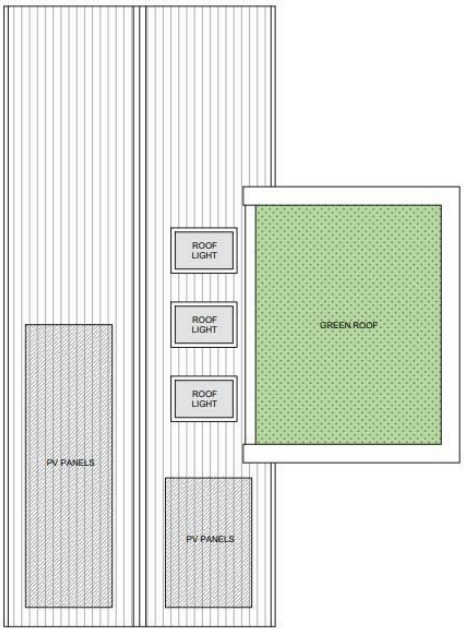
Telephone: 01822 813600, www.westdevon.gov.uk.

DIRECTIONS

For SAT NAV purposes the postcode is EX17 5AL
what3words: ///kick.crumbles.tumble



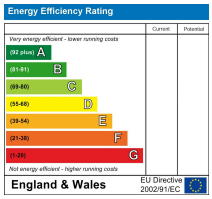
Ground floor plan 1:100



Roof plan 1:100

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.

STAGS



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
01837 659420
okehampton@stags.co.uk
stags.co.uk