



Connells

Belverdere Place Higher Ashton
Higher Ashton Exeter



Property Description

Occupying a truly unique and secluded position on the edge of Higher Ashton, this rare opportunity presents the chance to acquire approximately 3.3 acres of land comprising a mixture of woodland and open lawned areas.

The plot was previously home to a residential property positioned centrally within the site and also benefits from a number of existing storage sheds. Surrounded by mature woodland, the land offers a private and peaceful setting with an abundance of natural beauty and potential. Positioned adjacent to the iconic Haldon Belvedere, the site enjoys a highly desirable location with excellent access to the surrounding countryside while remaining within easy reach of Exeter.

Access is gained via a private gated entrance, with a parking space situated outside the plot.

This is a fantastic opportunity for purchasers seeking a restoration, redevelopment, or land project, subject to any necessary planning permissions and consents.

Opportunities of this nature are rarely available, and viewing is highly recommended to fully appreciate both the setting and the potential on offer.

Agents Notes

Access is over a private lane and parking is on the grounds.

Utilities are not connected.

There is a public right of way over the access lane.

The property is non-standard construction: part brick, part timber.

Sold as seen.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Council Tax
Exempt Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318364



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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