



Plot For 3 At Vulscombe Farm | Pennymoor, Tiverton, Devon, EX16 Asking Price £450,000

- 3 detached bedroom houses with full planning
- Superb rural position, with outstanding views
- 155sq.mtr 3-bedroom, 3-bathroom, detached house
- 153sq.mtr 3-bedroom, 3-bathroom, detached house
- 155sq.mtr 4-bedroom, 3-bathroom dwellings
- Planning reference 23/01824/FULL
- 155m² 3-bedroom, 3-bathroom, detached house
- 153m² 3-bedroom, 3-bathroom, detached house
- 155m² 4-bedroom, 3-bathroom dwellings
- Total plot size of approx. 1.1 acres

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Plot For 3 At Vulscombe Farm| , Tiverton EX16

Full planning for three large houses in a rural yet accessible location with far reaching views, on the site of an existing substantial agricultural barn and office. Or perhaps you would like to build one house and keep the large barn? (subject to planning).



Council Tax Band: New Build



Full planning for three large houses in a rural yet accessible location with far reaching views. Or perhaps you would like to build one house and keep the large barn? (subject to planning)

This is an exciting opportunity to acquire a development site that when complete offers the best of both worlds – a rural yet accessible location with terrific views, and all the benefits of a new build. Vulscombe Farm is situated in an elevated position amidst archetypal rolling Devonshire countryside, approximately 4 miles West of Tiverton.

This is a rural position without being isolated and surrounded by beautiful Devonshire countryside.

Planning Consent

The site at Vulscombe Farm has Full Planning consent for the build of three detached houses with internal floor areas of 153m² and 155m² (x2).

The approved scheme has been granted by Mid Devon District Council ref 23/01824/FULL. Full plans available on request or by visiting Seddons Tiverton office.

The approved plans offer the buyer the opportunity to create a development of three dwellings, each of which enjoy an Easterly aspect over the valley. The vendor is willing to offer additional ground to the eventual buyers of completed properties should they wish to extend their gardens.

The site is accessed from an unmetalled road, which continues past the development as a bridleway and into the valley of the River Dart. Footpaths continue down the valley as far as Bickleigh!

Plot 1 – 3 bedrooms

A detached 'stone barn style' house, of sizeable proportions approximately 1670 sq. ft (155m²), offering 3 bedrooms and 2 bathrooms on the first floor, a large kitchen dining room, utility, lounge with doors opening to the garden, a study and a shower room on the ground floor.

Plot 2 – 3 bedrooms

A detached 'stone barn style' house, approximately 1647 sq. ft (153m²), offering 3 double bedrooms, the master with an en-suite shower room, a family bathroom, a large kitchen dining room, utility, lounge with doors opening to the garden, a study and a shower room on the ground floor.

Plots 3 – 4 bedrooms

A detached 'stone barn style' house, of sizeable proportions approximately 1670 sq. ft (155m²), offering 3 bedrooms and 2 bathrooms on the first floor, a large kitchen dining room, utility, lounge with doors opening to the garden, a study and a shower room on the ground floor.

The Site

The planning requires the removal of a large agricultural barn and office building that occupy the site, to be replaced with three attractive detached houses, aesthetically suitable for their surroundings.

This is an exceptional site and when complete, the homes will certainly be most sought after!

Services:

Main's services will need to be connected. We understand that electricity is already on site.

Tenure:

Freehold

Council Tax:

Exempt

Local Authority:

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP

01884 255255 / customerservices@middevon.gov.uk



Directions

From Tiverton, head towards Witheridge on the B3137. After about 2.5 miles, pass directly through the village of Withleigh and then drop down the hill. Another 1.5 miles on, turn left at the crossroads signed Cadeleigh. Head up the hill for 0.6 miles and Vulscombe Lane will be seen on the left

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	

