



Wayleaves, Monkokehampton, EX19 8SE

Guide Price £225,000

Wayleaves

Monkokehampton, Winkleigh

- Planning permission for four new homes
- Mix of 2 and 3 bedroom houses
- Quiet edge-of-village setting
- Lovely countryside views
- Gardens and parking for each plot
- Near Hatherleigh and Okehampton
- Perfect for a small developer

This development site sits on the edge of Monkokehampton, a quiet village in West Devon, with open countryside on all sides and the market towns of Hatherleigh and Okehampton both within easy reach.

Outline planning permission has been granted for four new homes: two three-bedroom houses of approximately 90sqm and two two-bedroom houses of approximately 79sqm, arranged as two semi-detached pairs. Each pair has its own access from one of two quiet village lanes bordering the site. Planning references 2280/23/OPA and 0599/25/OPA cover both schemes, with access, layout and scale already approved. Full details are on the West Devon Borough Council planning portal.



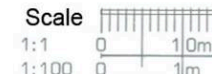
The site extends to approximately 0.3 acres and adjoins a bungalow known as Wayleaves. Each plot has space for its own garden and parking, and the gentle slope of the land means the finished homes should enjoy open views over the surrounding fields.

The central garden ground between the two plots is included in the sale, removing the previous pedestrian right of way that crossed the site. The buyer will be required to construct the retaining wall along the boundary with Wayleaves, as shown on the planning drawings. Final layouts, finishes and landscaping remain subject to reserved matters approval.

Monkokehampston has a 19th century church, footpaths into open countryside and easy access to Dartmoor. Hatherleigh is about three miles away for everyday needs, Okehampton around ten miles with supermarkets, schools, a medical centre and a railway station with services to Exeter. Primary schools at Exbourne, Hatherleigh and Winkleigh are all within roughly five to ten miles.



North East Elevation



Photovoltaic panels



North West Elevation



South East Elevation

This is a straightforward opportunity for a small developer or builder looking for a manageable scheme with planning already in place in a part of Devon that rarely sees sites of this kind come to market. Offered as a single lot.

Broadband: Standard (source: Ofcom) Drainage: See planning Tenure: Freehold

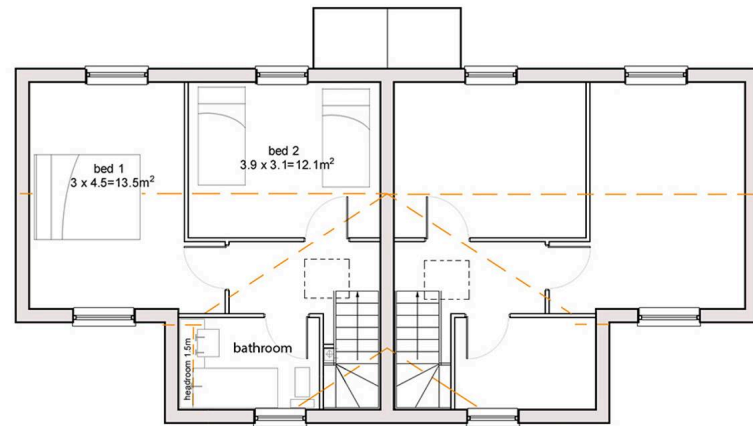
Buyers' Compliance Fee: A compliance check fee of £25 inc. VAT per person is payable on acceptance of an offer, covering ID verification and anti-money laundering checks as required by law.

Directions: Satnav: EX19 8SE ///superbly.deflate.swells

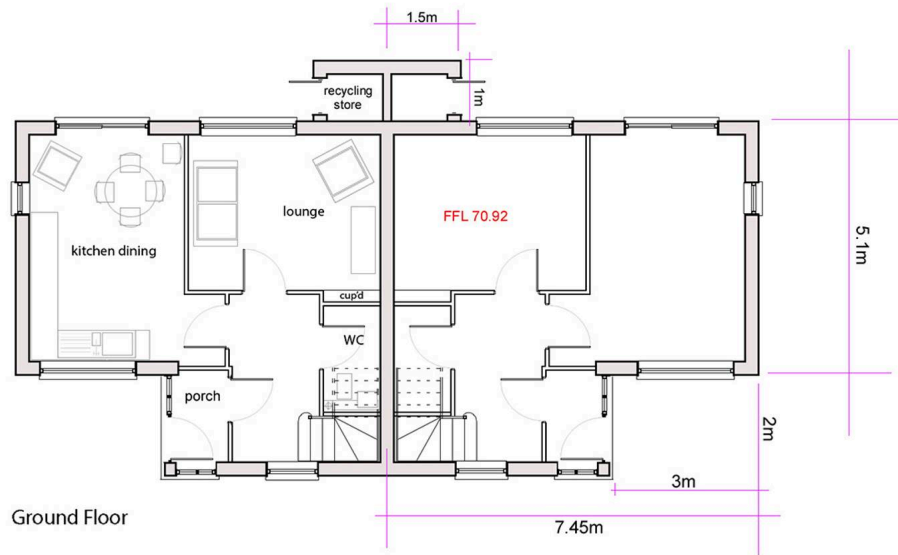


South West Elevation

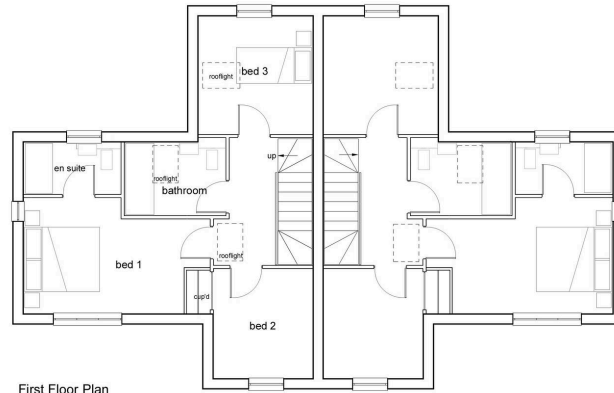




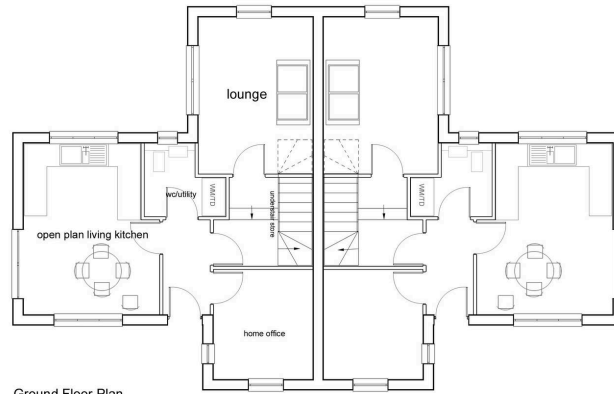
First Floor



Ground Floor



First Floor Plan



Ground Floor Plan

Helmores

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