

Reedy Meadow Nursery, Dunsford, EX6 7AB

Guide Price **£300,000**

Reedy Meadow Nursery

Dunsford, Exeter

- Implemented Full Planning Permission
- Proposed Detached Three-Bedroom Country Home
- Over 2,800 sq ft of Proposed Development
- Approximately 0.93 Acres of Land
- Peaceful Rural Setting with Countryside Views
- Planning Permission Ref. 22/01547/FUL
- Sewage Treatment Plant Already Installed
- Garage and Generous Gardens/paddock
- Additional 2.3 Acres Available Separately
- Around Half a Mile from Dunsford Village

For anyone dreaming of building their own home in the Devon countryside, this is a wonderful opportunity to turn those plans into reality. Occupying a peaceful rural position in the small hamlet of Reedy, just half a mile from the popular village of Dunsford, Reedy Meadow Nursery offers approximately 0.93 acres of land with the benefit of implemented full planning permission for a substantial detached country house. The setting is a real attraction, surrounded by rolling farmland and established countryside, with the proposed house positioned well back from the quiet country lane to enjoy a lovely sense of space and privacy. It's the sort of location that feels wonderfully rural without being remote, with the village close by and Exeter only around eight miles away.









The approved scheme provides for the demolition of the existing agricultural building and construction of an attractive, two-storey detached home with a linked single-storey garage, offering over 2,800 sq ft of proposed development. Designed as a generous three-bedroom house, the plans provide an opportunity to create a comfortable and spacious family home with the benefit of modern construction, contemporary living arrangements and a lovely connection to the surrounding land. The proposed accommodation and generous proportions should appeal to those wanting a long-term country residence, with plenty of room for family life, entertaining and working from home. The substantial plot also allows scope for attractive gardens, outdoor seating areas and landscaping, making the most of the countryside setting and outlook.

Full planning permission was granted by Teignbridge District Council on 9 November 2023 under reference 22/01547/FUL, and a material start has since been made to implement the consent. This is an important advantage for prospective purchasers, with the planning permission understood to have been secured through commencement of the development. Some initial infrastructure works have also been undertaken, including the installation of a private sewage treatment plant in August 2026, although this is not yet operational. Buyers will therefore be taking on a site where some of the preliminary work has already been carried out, rather than starting entirely from scratch.

The nearby village of Dunsford has a particularly appealing community atmosphere, with its primary school, village shop and Post Office and pub, along with beautiful surrounding countryside and opportunities for walking and exploring the Teign Valley. Exeter is within easy reach, providing an extensive range of shops, restaurants, schools, leisure facilities and employment opportunities, together with mainline railway connections and Exeter Airport. It's an excellent balance for anyone wanting the freedom and tranquillity of a rural home while retaining practical access to the city and wider transport network.

There is also the opportunity to acquire approximately 2.3 acres of additional land by separate negotiation, which may be particularly attractive to buyers looking for a larger country holding, additional recreational space or room for a smallholding, subject to any necessary consents. With the benefit of an implemented planning permission, a substantial approved house design and a beautiful rural setting, Reedy Meadow Nursery offers an exciting opportunity to create an individual home in a part of Devon that remains consistently appealing.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC - Teignbridge

Utilities: Mains electric nearby, metered water to site.

Broadband within this postcode: TBC

Drainage: Private treatment plant installed 2026

Heating: TBC

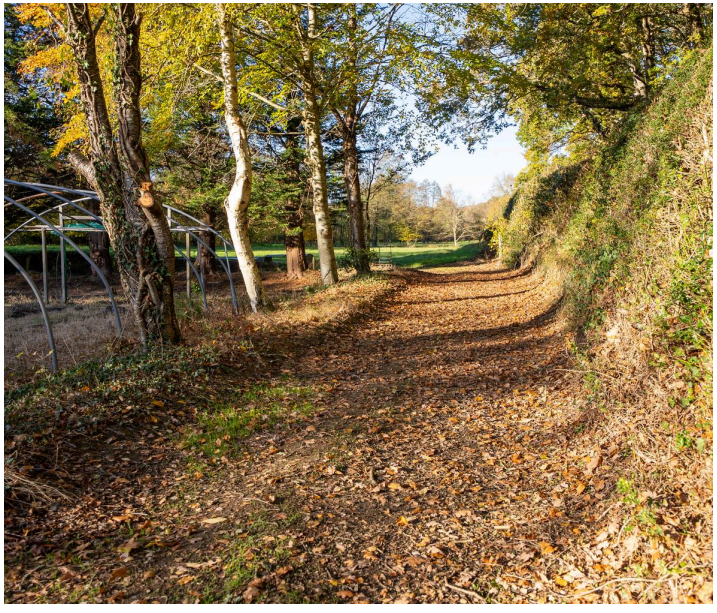
Construction: TBC

Listed: No

Conservation Area: No

Tenure: Freehold













Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Flood Risk:
The site is identified as being within an area of mapped flood risk due to its proximity to a nearby brook. The sellers advise that a bund and hedge have been created as an additional precaution to help reduce the risk of flooding. These measures were undertaken voluntarily rather than as a requirement of the planning permission. In addition, the approved development incorporates raised finished floor levels as a further precaution against potential flooding.







The sellers consider that the measures undertaken have significantly reduced the flood risk, although the site's mapped flood-zone designation remains relevant. Purchasers should review the flood-risk information associated with the planning application and make their own enquiries regarding the residual risk and insurance.

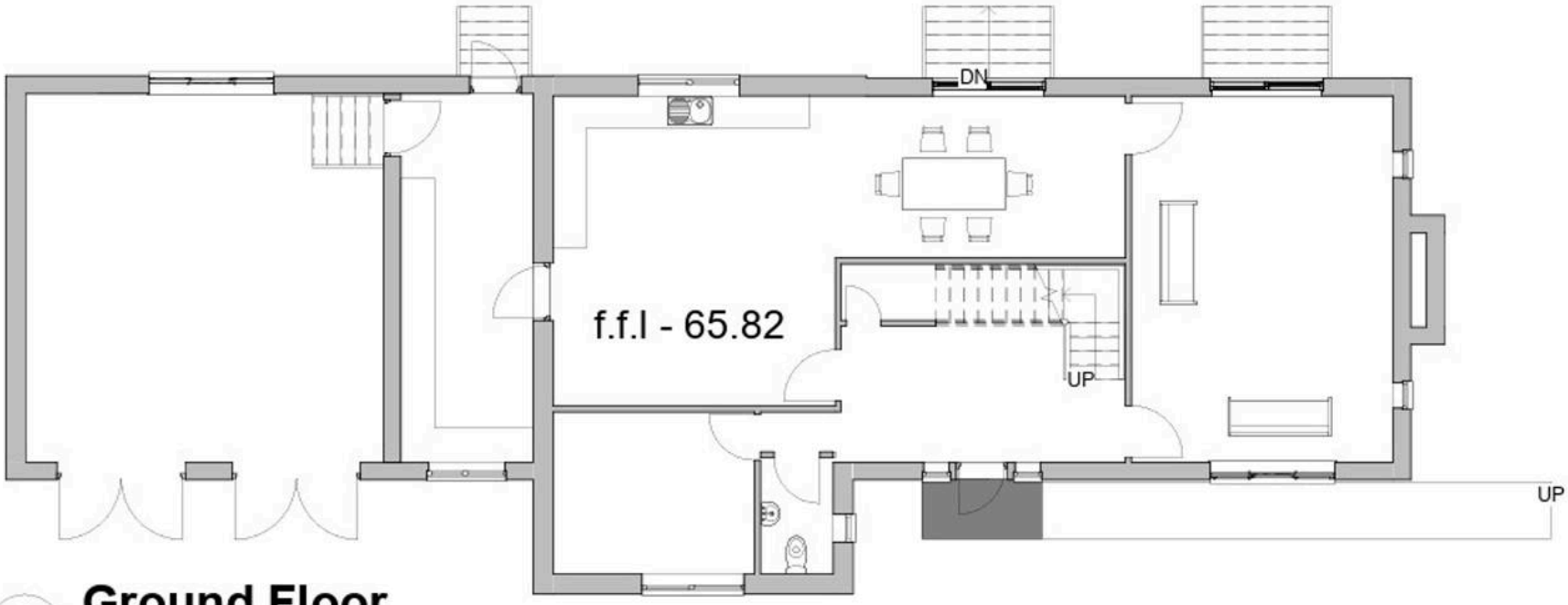
Private Drainage:
We're informed by the seller that the property has a private drainage system, which was installed in 2026. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

Title:
We're informed by the seller that the property title will be split as part of the transaction and buyers should confirm the title plans/documentation with their conveyancer before proceeding.

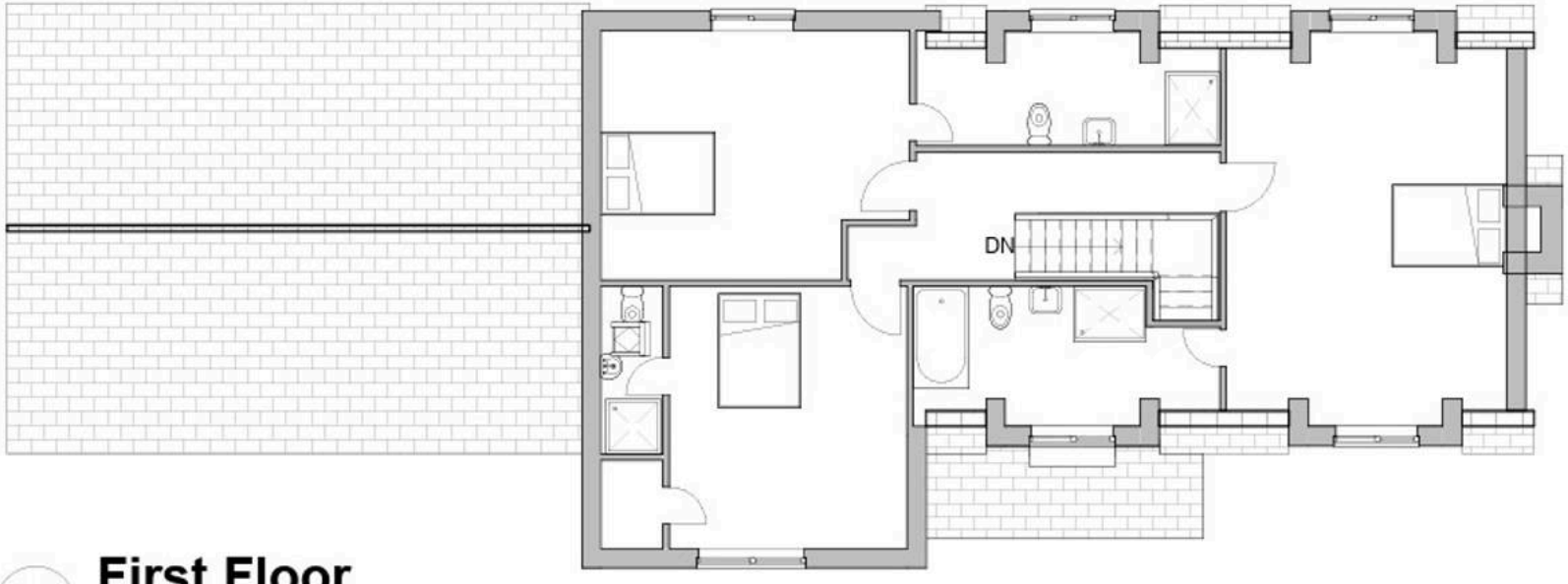
DIRECTIONS

Use EX6 7AB or the what3words is ///dress.cubic.crispy



1 Ground Floor

1 : 100



2 First Floor

1 : 100

1m 10m



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.