



Commercial Reedy Meadow



Dunsford 0.5 miles, M5 motorway and A38 (via A30) 9.5 miles, Central Exeter 8 miles

A beautifully positioned development site with full planning permission for a detached house of over 2,800 sqft set in 0.93 acres

- Detailed planning permission
- Peaceful rural location
- 3 bedroom house and garage
- Over 2,800 sqft of development
- 0.93 acres
- Additional land available (approx. 2.3 acres)
- Freehold

£325,000



Situation

Located in the Hamlet of Reedy, the building plot is situated in a fine rural location 0.5 miles to the east of the sought-after village of Dunsford. The village is a popular place to live, largely due to its strong community which supports its own primary school (Ofsted: Good), pub, post office/village store, tea rooms and garage.

The university and cathedral city of Exeter (8 miles) which has an extensive range of facilities befitting a centre of its importance including excellent shopping, dining, theatres, sporting and recreational pursuits. It has railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London. Though in a rural position there are a few other properties in the locality, but the new house itself is set back from the quiet country lane and will enjoy a secluded setting.

Description

Full planning consent has been obtained for a fine two storey dwelling with linked single storey garage following the demolition of the existing agricultural building. The property, of over 2,800sqft, will enjoy a rural position with an outlook over rolling farmland. Overall the property sits in land amounting to approx 0.93 acres. Additional land is available subject to separate negotiation.

Planning Permissions

Full planning permission is granted (9th November 2023) for the demolition of an agricultural building and construction of a dwellinghouse at Reedy Meadow Nursery, in accordance with the terms of the application, REF 22/01547/FUL, dated the 11th August 2022, subject to conditions. The development hereby permitted shall begin not later than 3 years from the date of the decision. Prior to the full planning consent, the site benefitted from Class Q permitted development rights for the conversion of the agricultural building to a dwelling, however this has now lapsed.

Community Infrastructure Levy (CIL)

The development is liable for a Community Infrastructure Levy (CIL) of £34,923.68 to

Teignbridge District Council as CIL collecting authority on commencement of development of planning permission 22/01547/FUL. A self-builder will have the right to apply for an exemption from payment of the CIL. Speak to the Agents for further information.

Schedule of Planning Conditions

These are available to view on the Teignbridge planning portal Ref 22/01547/FUL

Services

With regards to the supply of electricity and water the purchasers must make their own enquiries of the relevant authorities. Western Power have previously indicated that a new 3-phase supply would need to be installed. South West Water have indicated that a mains connection is accessible via the neighbouring property, which is owned by the Vendors. The purchaser will have to install a private drainage system to serve the development.

Additional Land

Additional land of approximately 2.3 acres is available subject to separate negotiation. Please speak to the Agent for further information.

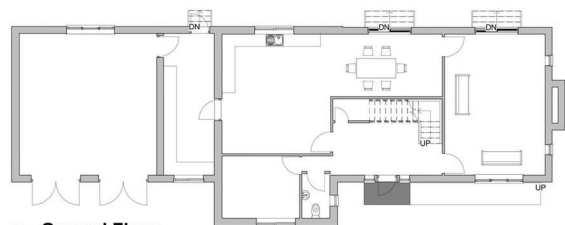
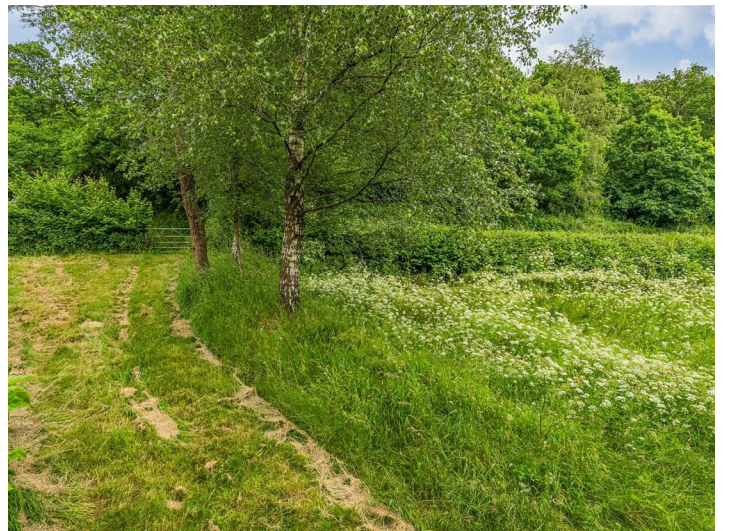
Viewings

Strictly by appointment through the sole agents, Stags Tel: 01392 255202

Directions

From the Exe Bridge take the B3212 Moretonhampstead road. Continue through the village of Longdown and go past Two Crosses. On the approach to Dunsford take the right turn onto Reedy Hill and immediately take the right fork and the development will be on your left after approx. 500 yards.

What3words - ecologist.emails.author



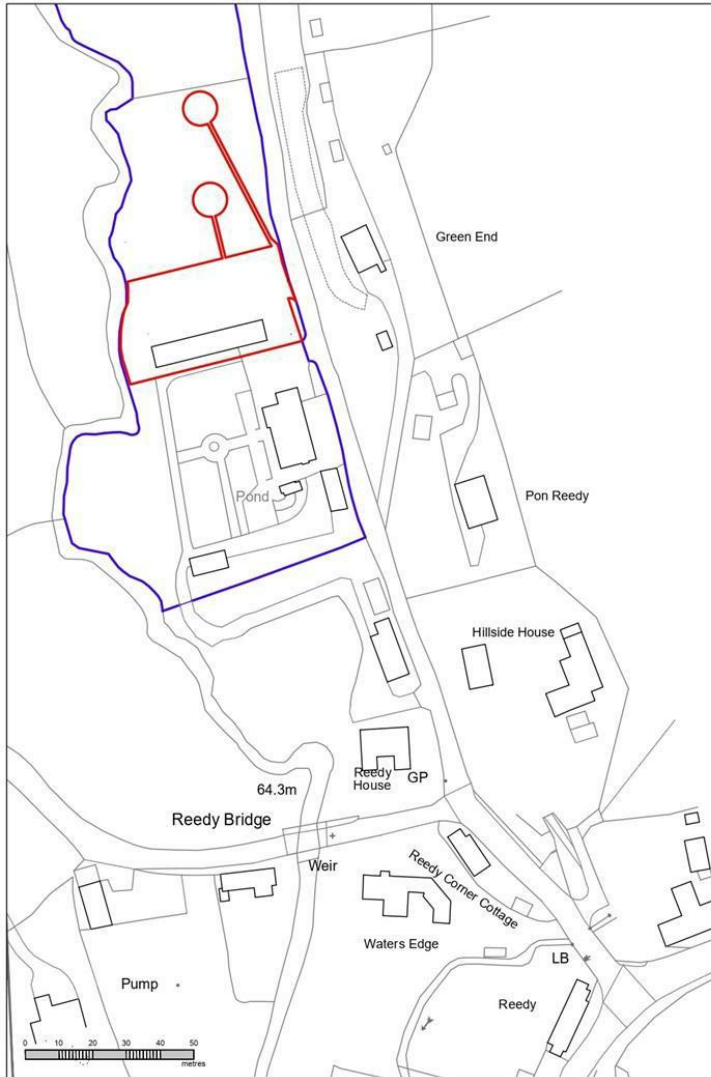
1 Ground Floor
1 : 100



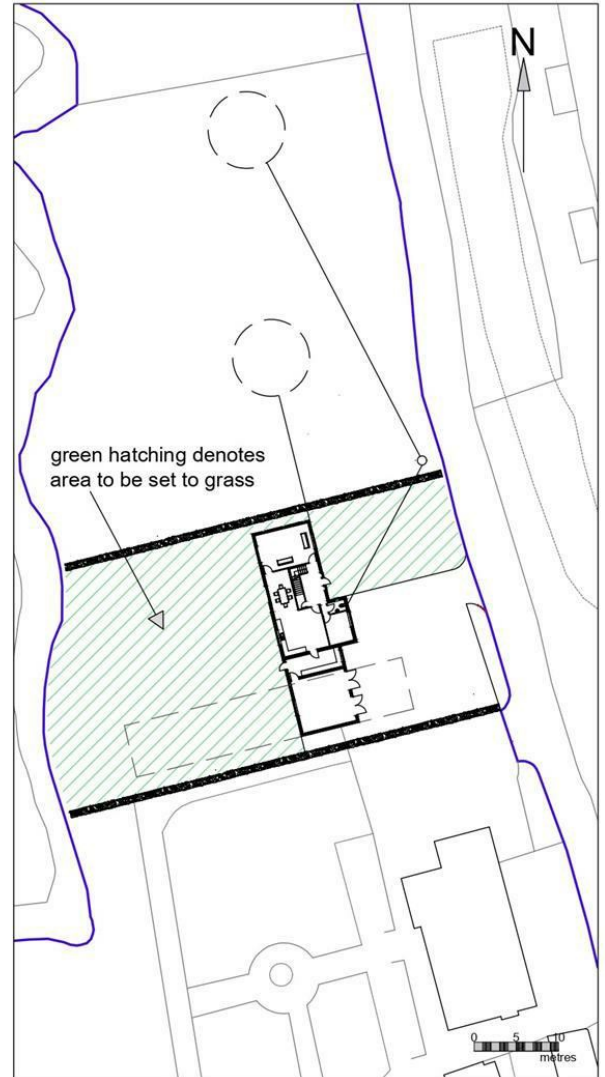
2 First Floor
1 : 100



Site Location Plan - 1:1250 @ A3



Block Plan - 1:500 @ A3



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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

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