



Okehampton 5 Miles, Exeter 27 Miles

An increasingly rare opportunity to purchase a freehold self build plot in an attractive village location.

- Full PP For Self Build Home
- Planning Ref: 0492/26/FUL
- Village Location
- Freehold

Guide Price £150,000

SITUATION

The building plot is situated on the edge of the Exbourne conservation area, the property is within a short walk of the village's facilities, which include a thriving underground village shop and Cafe, pre-school and primary school, popular public house, garage and parish church. There is also a village hall with many community activities. Exeter can be reached in approximately 35 minutes and there are regular bus services to Okehampton and to Exeter. The nearby town of Okehampton offers an excellent range of shops and services. The town has three supermarkets, including a Waitrose and a range of nationally and locally owned shops and businesses. The town also has schooling from infant to sixth level, together with a modern hospital and state of the art leisure centre in the attractive setting of Simmons Park. From Okehampton, there is access via the A30 dual carriageway, west into Cornwall or east to the cathedral and university city of Exeter, with its major shopping centre, M5 motorway, main line rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton as are the north and south coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

DESCRIPTION

An opportunity to acquire an individual self-build development plot situated on the edge of Exbourne. The plot has the benefit of full planning permission (Ref: 0492/26/FUL) for the construction of a single detached dwelling benefiting from approximately 1,334 sq ft of internal space, flexible 2/3-bedroom layout

including ground-floor bedroom/home office with ensuite, along with its own private vehicular access and associated landscaping works. The property will also utilise plus Photovoltaic (PV) panels and an air-source heat pump. Full application details, site location plans, elevation drawings, and design statements are available to inspect directly on the West Devon Borough Council planning portal.

PLANNING CONSENT

Full planning permission was granted on 18/9/26 under Planning Application Ref: 0492/26/FUL

<https://westdevon.planning-register.co.uk/Planning/Display/0492/26/FUL>

METHOD OF SALE

The plot is being offered for sale by Private Treaty.

SERVICES

We understand that mains water, electricity and drainage are available to connect adjacent to the plot, it is the purchasers responsibility to make their own enquiries for this.

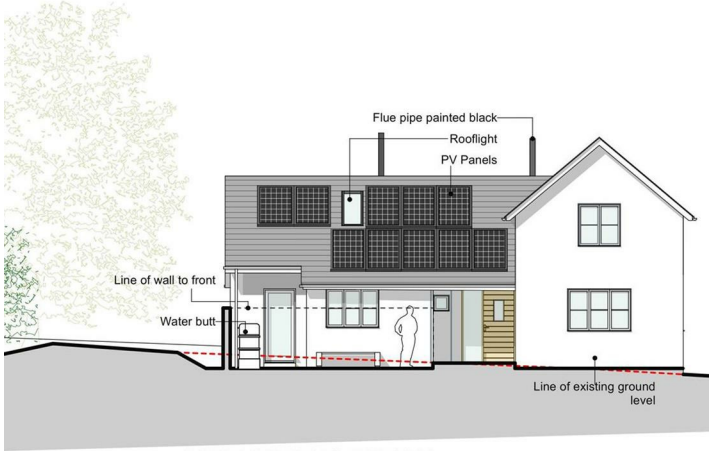
LOCAL AUTHORITY

West Devon Borough Council, West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ.

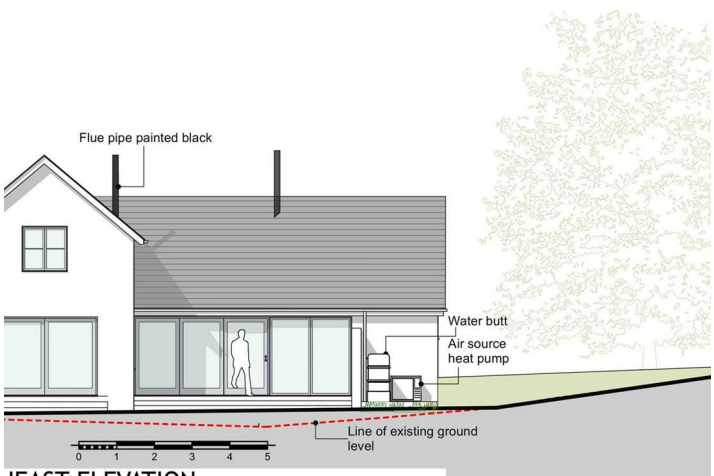
Telephone: 01822 813600,
www.westdevon.gov.uk.

DIRECTIONS

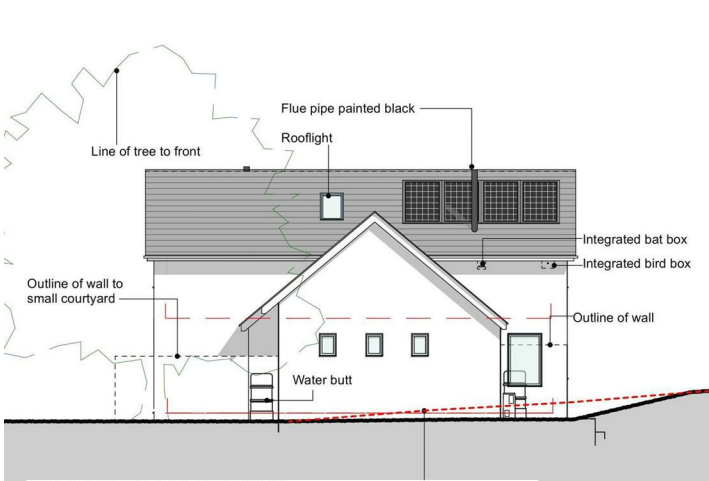
For SAT NAV purposes the postcode is EX20 3SJ
what3words:
///highbrow.relaxing.scorching



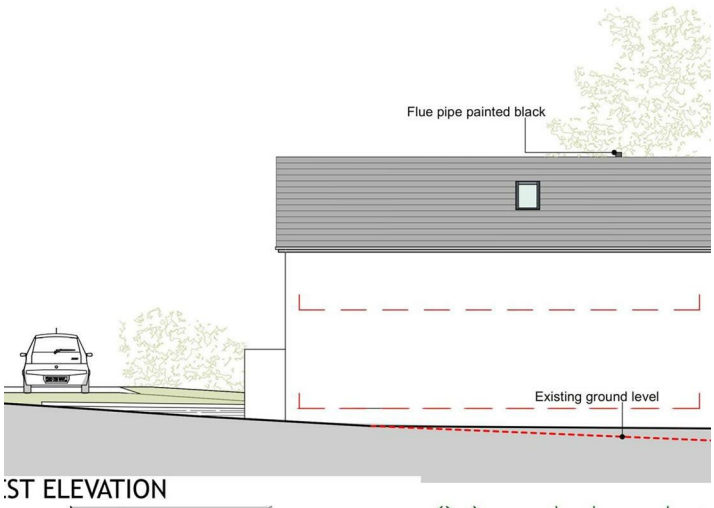
SOUTHWEST ELEVATION



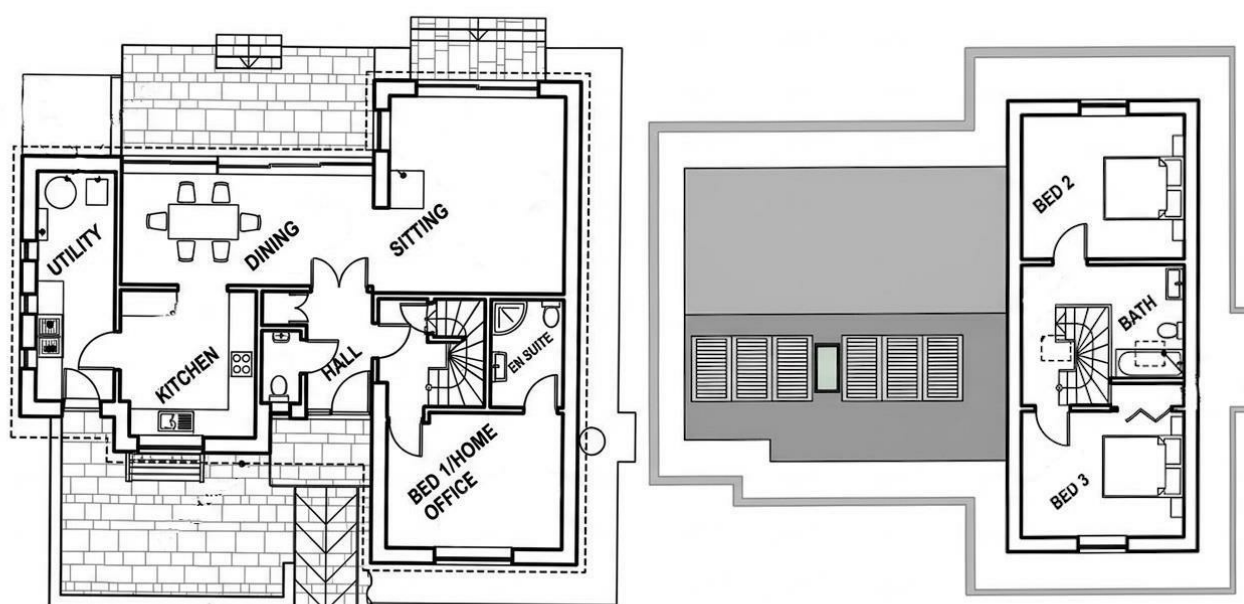
EAST ELEVATION



SOUTHEAST ELEVATION



WEST ELEVATION



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.



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