



## Land to the West of Brookdale, Threshers, Credton, Devon, EX17 3PB

Development opportunity for 26 homes which has approval with reserved matters planning permission.

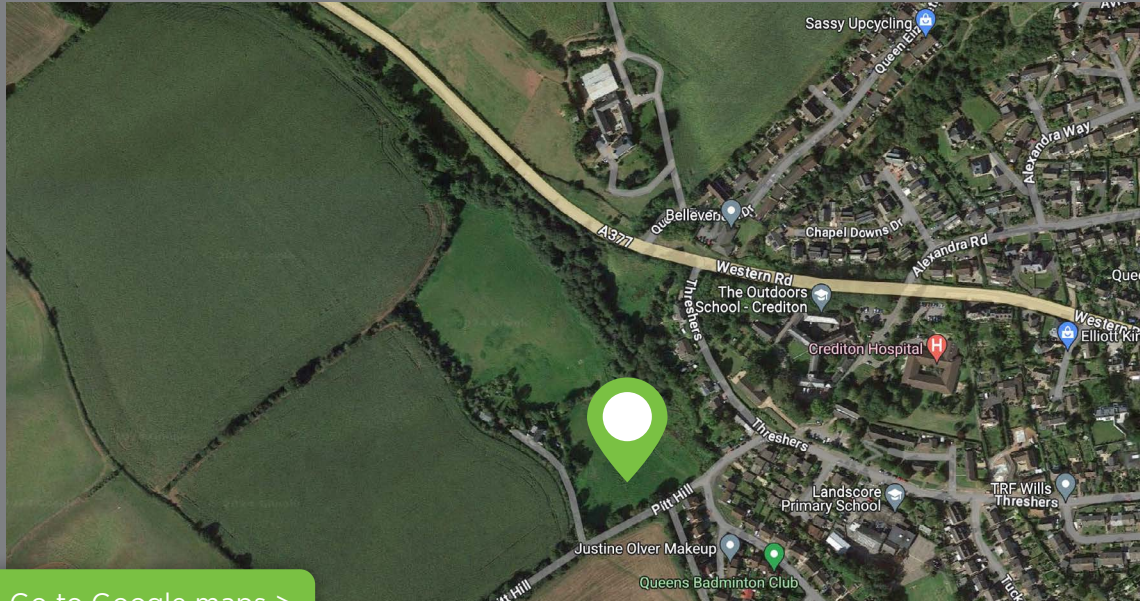
**For sale by informal tender**

**complete.**

thoroughly good property agents

Land to the West of:

## Brookdale, Threshers, Credton, Devon, EX17 3PB



[Go to Google maps >](#)



### Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

**01626 832 063 | 07977 446 274**  
**land@completeproperty.co.uk**

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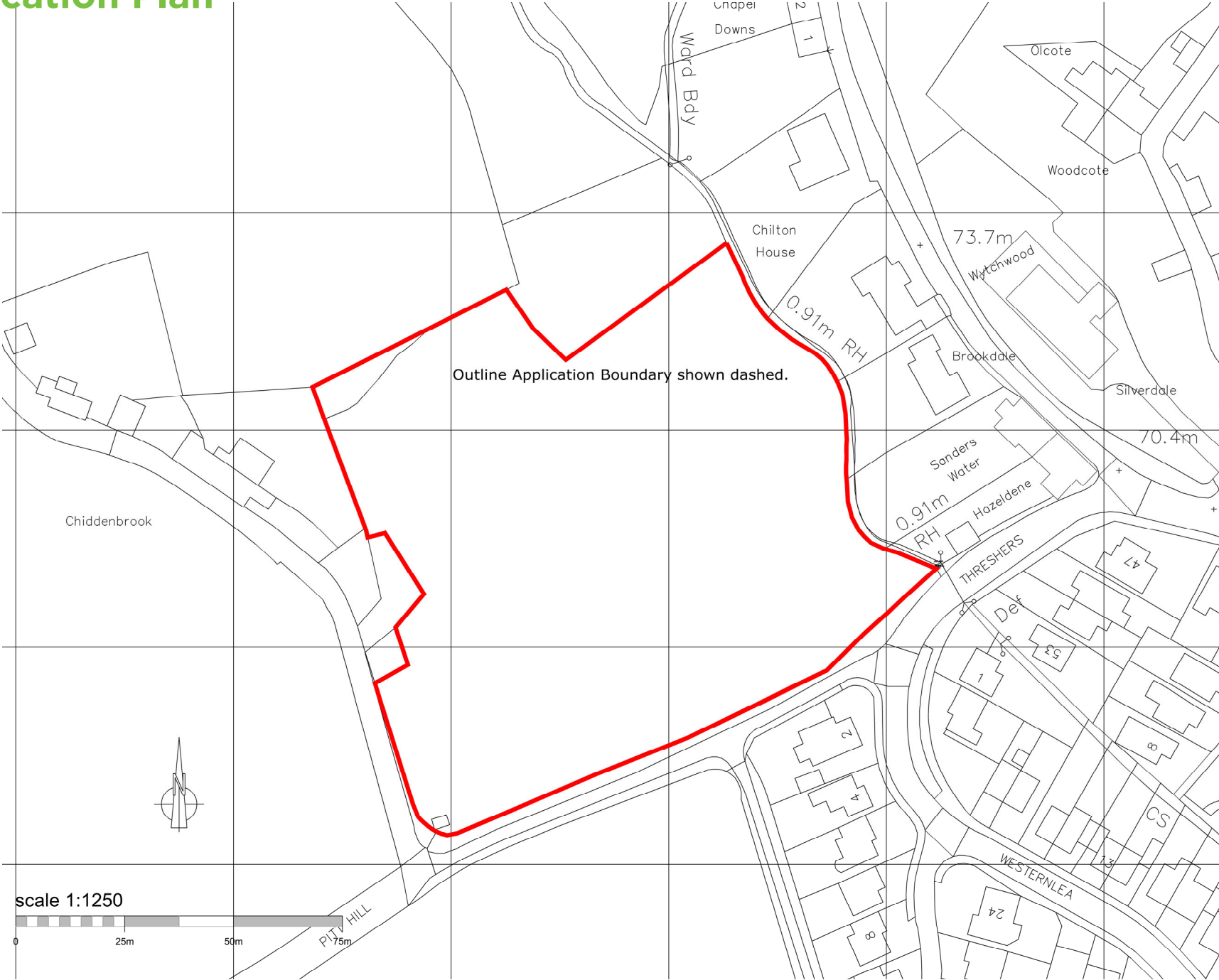
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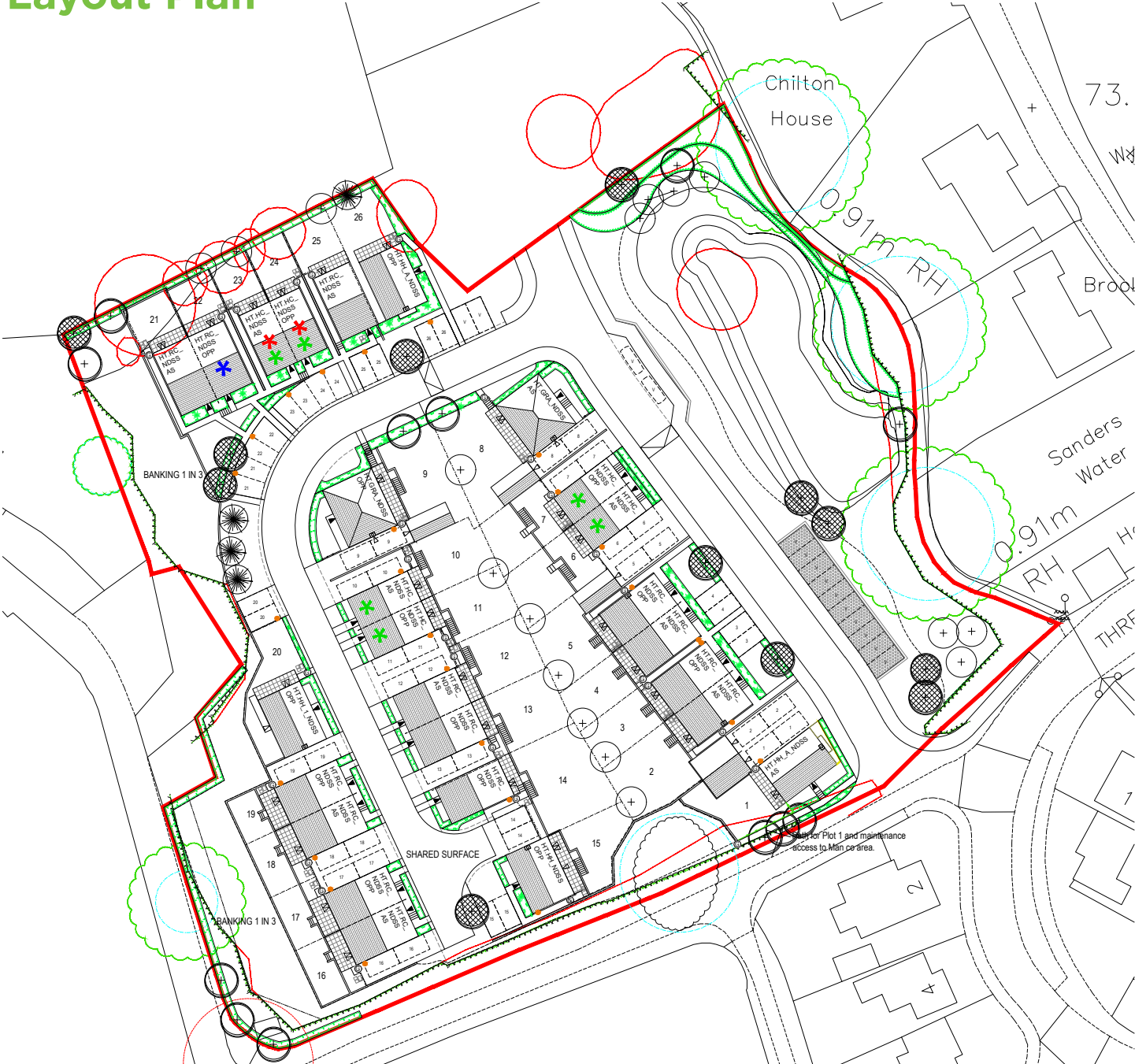
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




# Site Location Plan



# Site Layout Plan



Legend:

-  M4(2) Compliant House Type
  -  Affordable Rented
  -  Shared Ownership
  -  Garden Gates
  -  Bins Storage
  -  Electric car charging points
- Landscaping :
-  Proposed Landscaping (refer to Landscaping Consultants Proposals)
  -  Existing Trees/Hedgerows to be removed
  -  Existing Trees/Hedgerows to be retained/reinforced
  -  Existing Trees Root Protection Zones

## The Plot

A rare opportunity to acquire a development site in a highly sort after location with a reserved matters approval for 26 homes, following Outline approval **17/01090/MOUT**. The site is subject to a section 106 agreement which is contained within the data room, part of the section 106 is to provide 3 affordable homes, 2 of which are affordable rent and 1 shared ownership.

The site is on the outskirts of the highly desirable town of Crediton which has good commuter links to the city of Exeter and a myriad of local facilities.

[Click here to view the Data Room →](#)

[Click here to view the Drone Video →](#)



## Planning

Planning reference number **21/00445/MARM**  
decision date March 2023

[Click here to view the Planning Application →](#)

## Section 106

There will be an Early Years Contribution requirement of £6,500.00 and an Off-site Open Space Contribution requirement of £32,535.00, further information can be found within the Data room - link above.

## CIL

Community Infrastructure Levy (CIL) is not required for this site.



# Proposed Street Scenes



Streetscene A-A



Streetscene B-B



Streetscene C-C



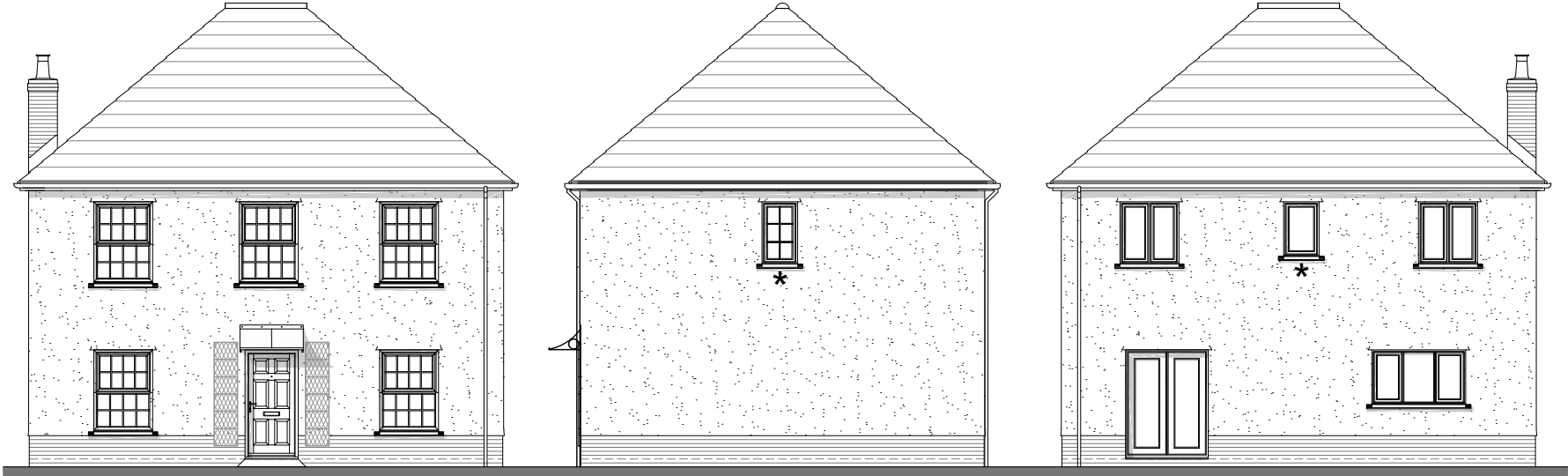
Streetscene D-D



Section Key Plan



# Proposed Floor Plans



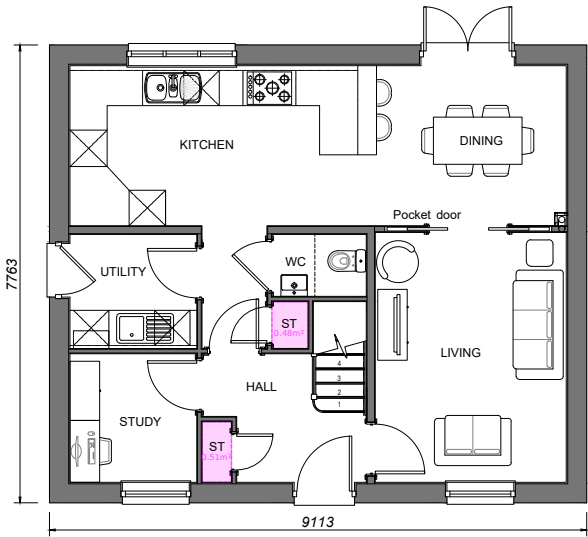
Front Elevation

Side Elevation

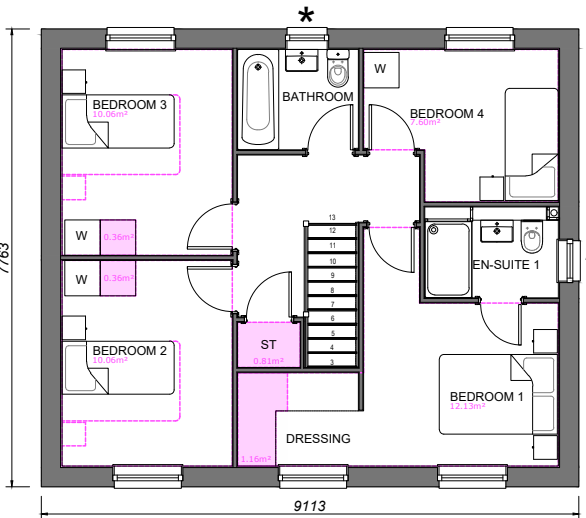
Rear Elevation

\* Obscure Glazing

\* Obscure Glazing

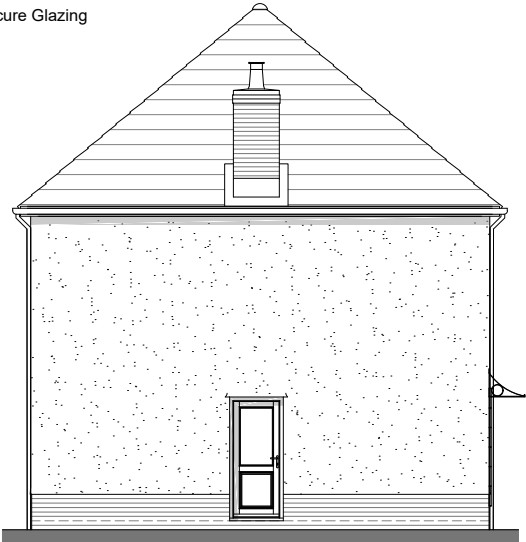


Ground Floor Plan



First Floor Plan

\* Obscure Glazing

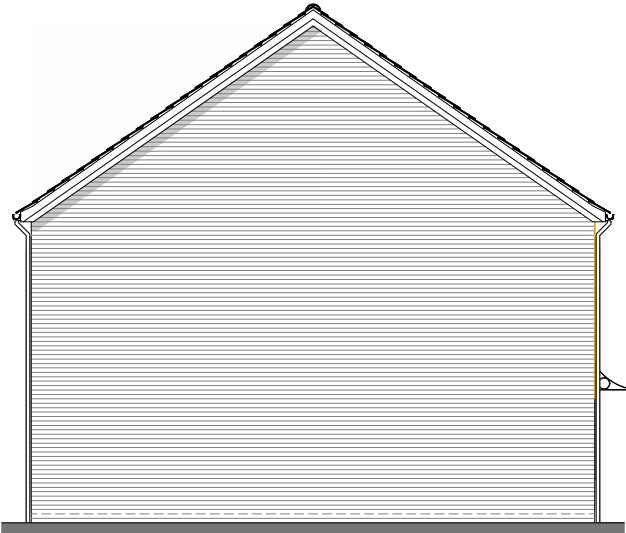


Side Elevation

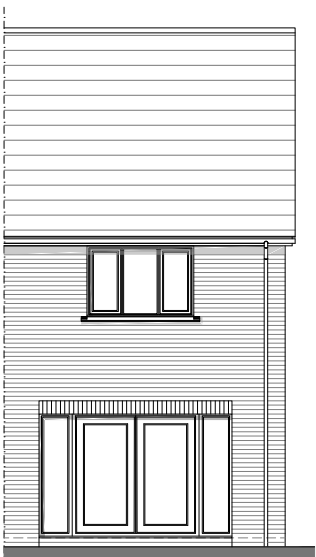
# Proposed Floor Plans



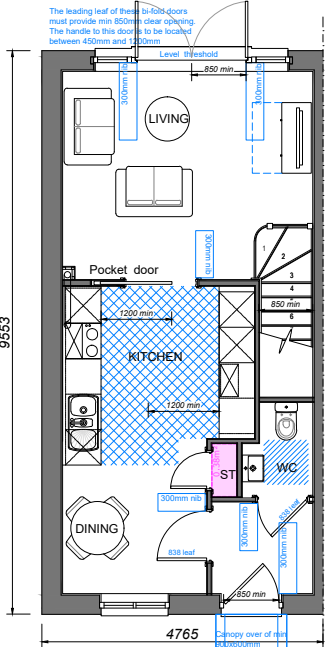
Front Elevation



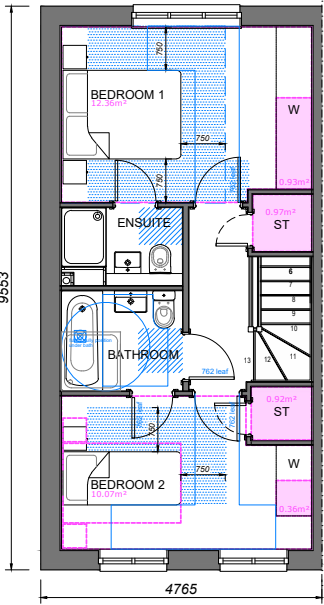
Side Elevation



Rear Elevation



Ground Floor



First Floor



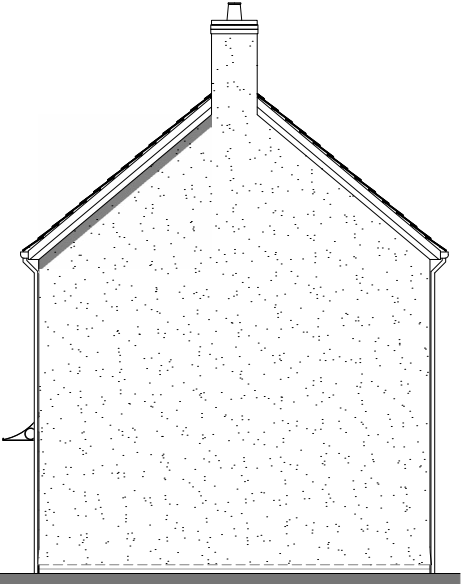


# Proposed Floor Plans



Front Elevation

★ Obscure Glazing

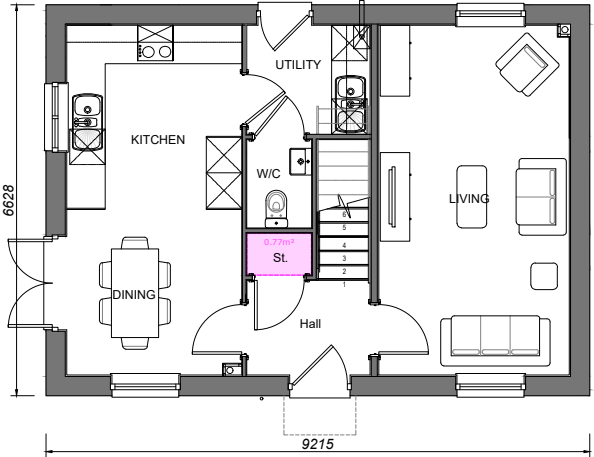


Side Elevation

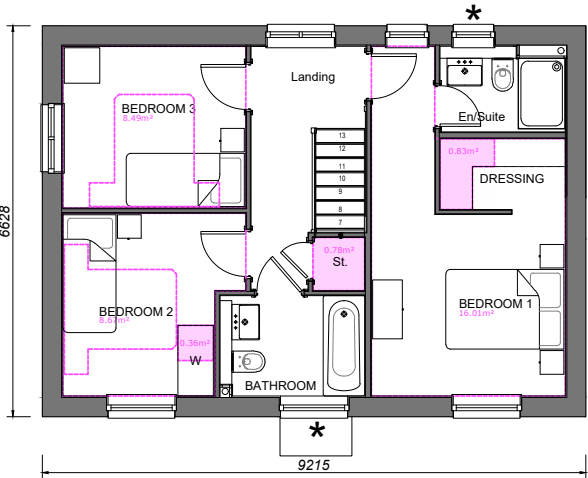


Rear Elevation

★ Obscure Glazing



Ground Floor



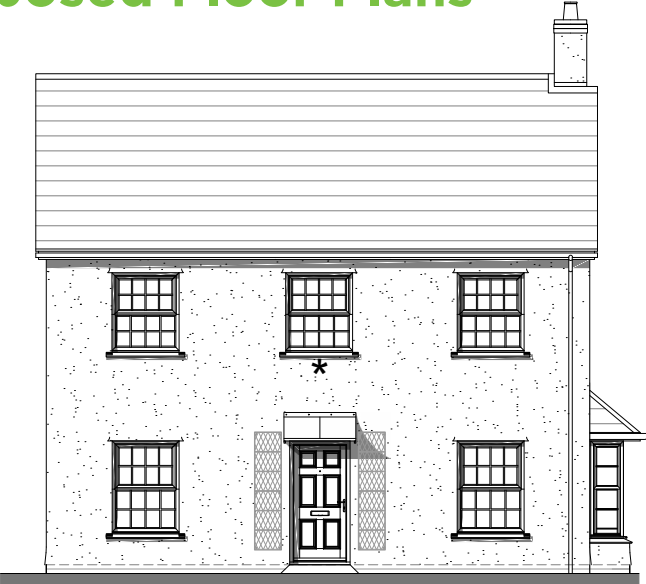
First Floor

★ Obscure Glazing



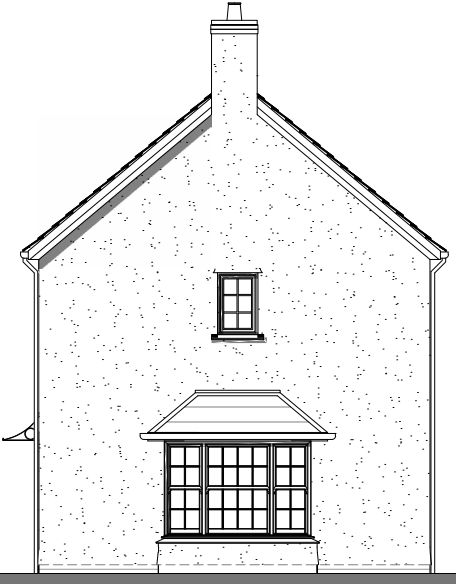
Side Elevation

# Proposed Floor Plans



Front Elevation

\*Obscure Glazing

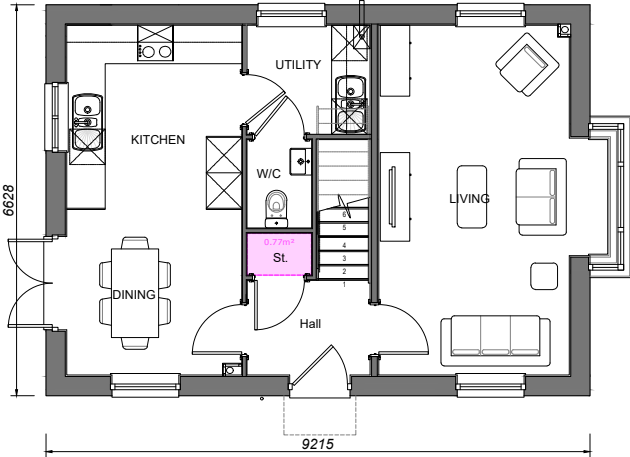


Side Elevation

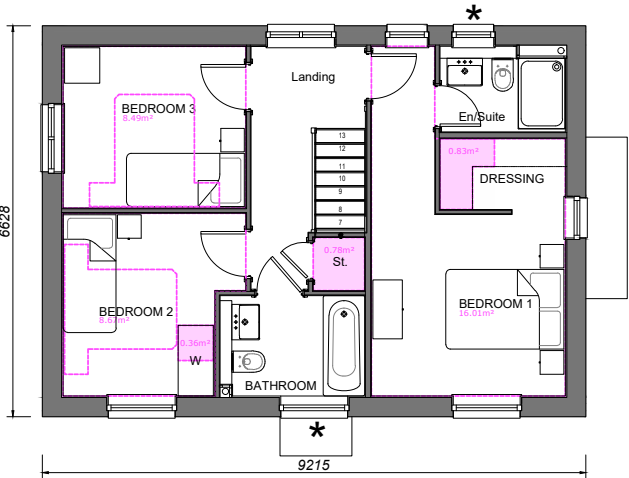


Rear Elevation

\*Obscure Glazing



Ground Floor



First Floor

\*Obscure Glazing



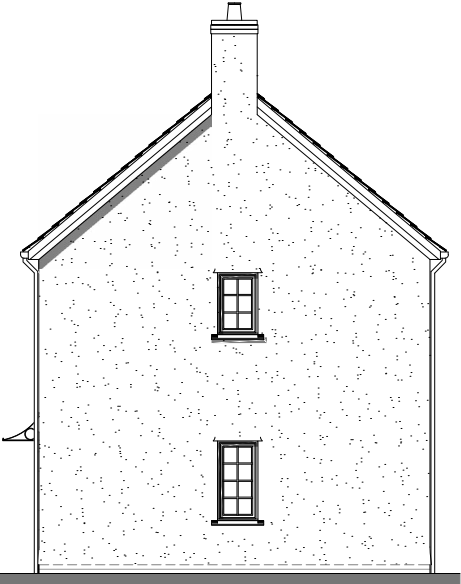
Side Elevation

# Proposed Floor Plans



Front Elevation

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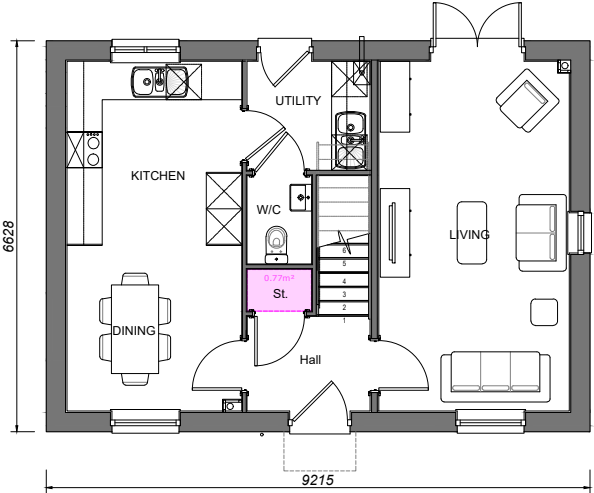


Side Elevation

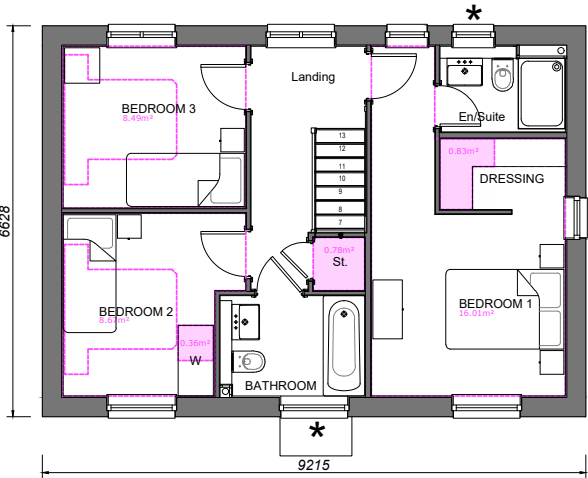


Rear Elevation

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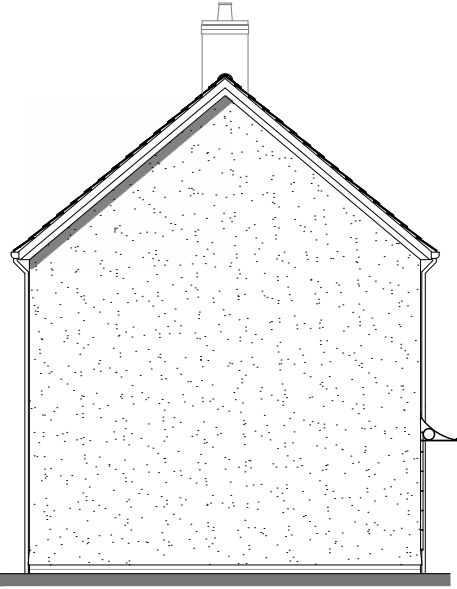


Ground Floor



First Floor

\* Obscure Glazing

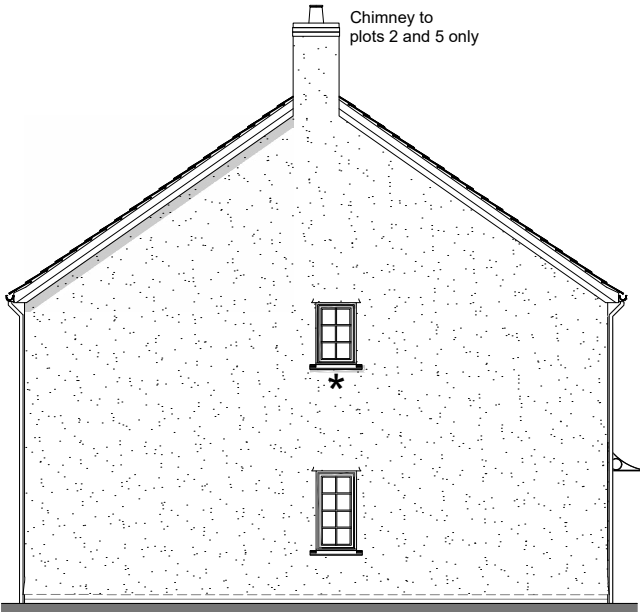


Side Elevation

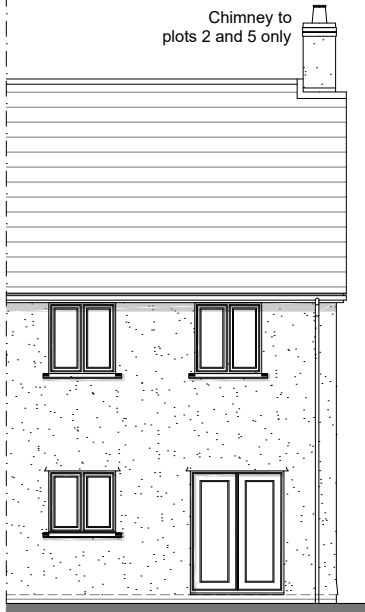
# Proposed Floor Plans



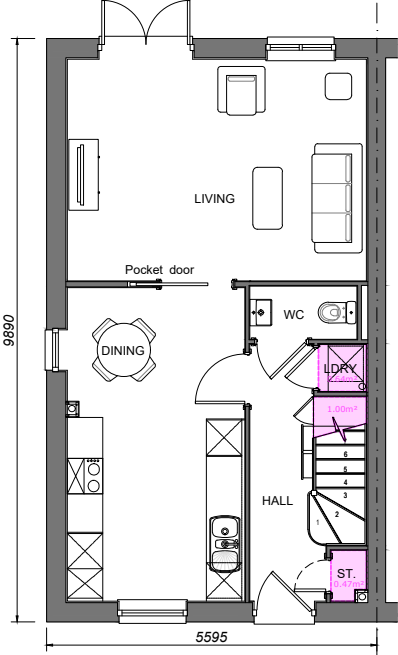
Front Elevation  
★ Obscure Glazing



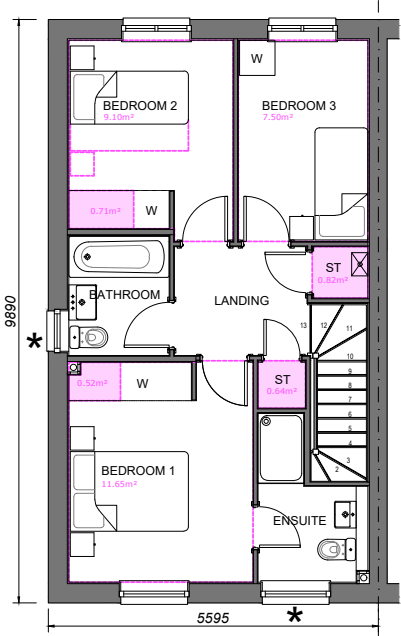
Side Elevation  
★ Obscure Glazing



Rear Elevation



Ground Floor

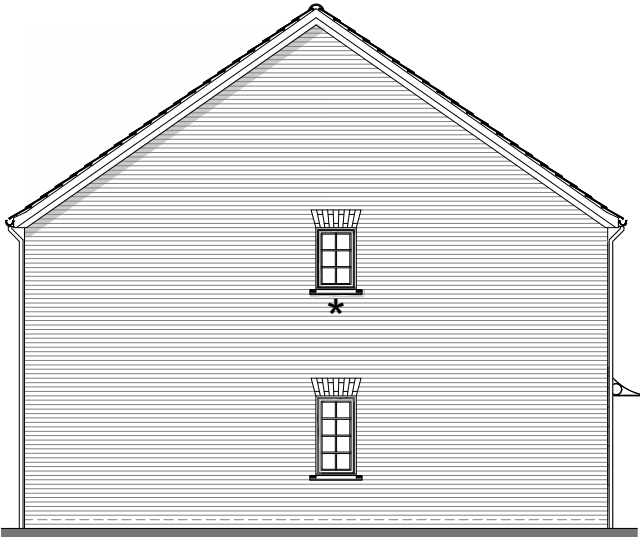


First Floor  
★ Obscure Glazing

# Proposed Floor Plans



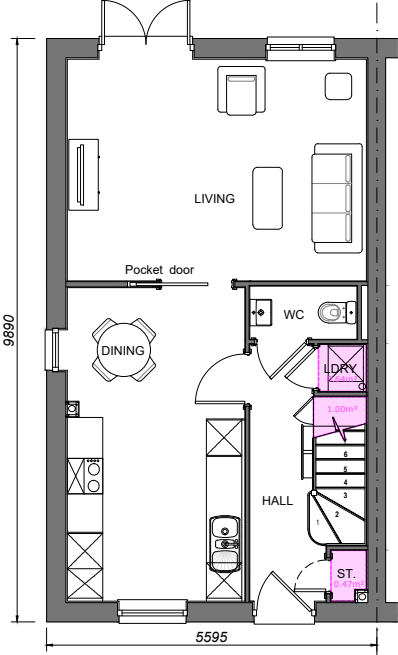
Front Elevation  
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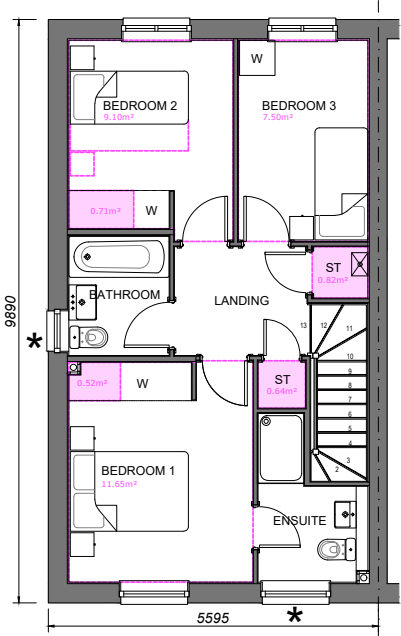
Side Elevation  
\* Obscure Glazing



Rear Elevation



Ground Floor



First Floor  
\* Obscure Glazing



## Method of Sale

The site featured in these particulars is for sale by Informal tender. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land and New Homes by Friday 26th April 2024.

**01626 298 130 | 07977 446 274**  
**land@completeproperty.co.uk**

## Viewing

The site is viewable by appointment only. Please get in touch with Will Smith at Complete Land and New Homes to book an appointment or if you have any questions about the site.

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**complete.**

thoroughly good property agents

Want to know more?

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[land@completeproperty.co.uk](mailto:land@completeproperty.co.uk)

Our note. For clarification we have prepared these sales particulars as a general guide. If there are any important matters which are likely to affect your purchase decision, please contact us. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the plot. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the plot. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your transaction.

