



Building Plot At
Brookfield

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Leigh Cross, Dunsford, Exeter, EX6 7BR

Christow 3 miles Dunsford 2 miles Exeter 6 miles

- Rural building plot
- South facing location
- Peaceful location
- Field, total 1.78 Acres
- No agricultural tie
- Informal tenders by Fri 30th June

Guide price £250,000

SITUATION

The plot, near a bungalow called Brookfield, is situated in a delightful rural location between the villages of Dunsford, Bridford and Doddiscombsleigh, just outside the boundary of the Dartmoor National Park. These villages provide a good variety of local amenities. Exeter is only 6 miles.

DESCRIPTION

The property is a rare opportunity for a purchaser to acquire a building plot in a fabulous rural location with no agricultural occupancy condition.

In 1965 permission was granted for two bungalows and garages but only one of the bungalows was erected. Teignbridge D C issued a Certificate of Lawfulness for a dwelling previously approved.

The proposed site for the dwelling occupies a south facing location. An area of agricultural land to the east is included with the whole property shown edged red on the plan. The farm land has been farmed on an organic basis for many years and a wide variety of flora and fauna exist.

There is a useful timber and galvanised iron field shelter.

Overall the property amounts to 1.78 Acres.



A fabulous opportunity to acquire a rural building plot set in 1.78 Acres of land



BOUNDARIES

The purchaser will be responsible for erecting boundaries between points A to B to C as shown on the plan.

SERVICES

There is an electricity pole nearby. There is a water main near Leigh Cross, and an easement will be granted for the purchaser to bring in a supply across the retained land. The buyer will be responsible for installing a new private drainage system. Telephone is connected to the adjoining property.

ACCESS

The plot will have a right of way as shown on the plan over the area shown coloured brown.

METHOD OF SALE

The property is offered for sale by Informal Tender with tenders having to be submitted on the enclosed form by noon on Friday 30th June 2017.

LEGAL PACK

A legal pack is being prepared by the seller's solicitors WBW of Exeter (sarahwitheridge@wbw.co.uk). A copy will be available for inspection in Stags offices or can be obtained from WBW.

TOWN & COUNTRY PLANNING

Teignbridge District Council (TDC) granted a Certificate of Lawfulness on 23rd November 2016. On 20th March 2017 Stags submitted a pre-application advice request on behalf of the owners. A reply was received from TDC on 30th March 2017. Copies of these are available from Stags and will be in the Tender Pack.

Buyers will be responsible for any Community Infrastructure Levy (CIL).

DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after about 5 miles, at Farrants Cross, turn left signposted Chudleigh, Christow and Bridford. Continue on this road for 1.3 miles and at Leigh Cross turn left, proceeding under a stone railway bridge and then turn right immediately down a no-through road. Brookfield bungalow is on the left within 200 hundred yards with access to the plot being at this position with the purchaser being responsible for putting in a new driveway onto their property (see plan).

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4PB. Tel: 01626 361101 teignbridge.gov.uk





These particulars are a guide only and should not be relied upon for any purpose.



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