



Development Site off School Close



Chulmleigh 2 miles / Barnstaple 22 miles /
Exeter 23.5 miles

A greenfield residential development site with consent for 26 dwellings

- Attractive edge of village location
- Fabulous rural views
- 2.5 Acres
- Popular village

Guide Price £850,000



SITUATION

The land is situated on the edge of the popular large village of Chawleigh, in Mid Devon, which is situated on the B3042, 1 mile from the A377, the main road between Crediton and Barnstaple. It lies on the south side of the Little Dart Valley about half a mile from Chawleigh. This popular village has a pub, church, pre-school and village shop/post office, whilst the nearby small town of Chulmleigh offers a further range of shops and amenities including doctor and dentist surgeries and schooling to secondary level. Eggesford railway station, on the Tarka line (Exeter to Barnstaple), is only 1 mile. The surrounding countryside is typical rolling Devon landscape providing a very attractive backdrop to the village. There are a good number of footpaths in the vicinity with far reaching views of the fabulous unspoilt countryside, including those towards the National Parks Dartmoor and Exmoor, which are within easy motoring distance, both renowned for their spectacular scenery, excellent walking, riding and fishing. The North Devon coast, with its dramatic scenery and beaches is also within easy reach.

DESCRIPTION

This greenfield development site offers purchasers a site with Outline Consent for a good mix of properties. The scheme indicates a mixture of detached and semi-detached properties and some of 2 bedrooms and 1 single and some 3 double bedrooms. Each would have their own private drive parking. No doubt purchasers may wish to finalise the design of the scheme at Reserve Matters stage.

PLANNING PERMISSION

Approval of Outline Planning Application was issued by Mid Devon District Council on the 30th October 2020 under Ref: 19/00718/MOUT.

Copies of the Planning Consent and other relevant documents are available from Stags or can be accessed direct from the MDDC website. Consent indicates 30% affordable housing provision.

A Section 106 Agreement was signed between the parties on the 30th October 2020. A copy of the Agreement is available from Stags, though in summary the council granted Planning Permission subject to the owner entering into this Deed to provide 30% affordable housing, 5% self-build housing (serviced plots), a primary school transport contribution and a public open spaces contribution. A monitoring fee of £2,974.57 is payable to the council in respect of its cost in monitoring compliance with this Deed. The sum of £1,205 per dwelling will be payable towards provision of public open space in the parish of Chawleigh. The sum of £2,596.04 per dwelling will be payable towards the provision of transport to Chulmleigh Primary School.

Mid Devon District Council do not impose any community infrastructure levy (CIL).

SERVICES

Purchasers must make their own enquiries, though it is believed that services are available nearby, with the exception of gas.



(A) Site location plan

Key:
 2B = 2 double bedrooms
 2.5B = 2 double bedrooms + 1 single
 3B = 3 double bedrooms
 D = Private drive parking
 P = Allocated parking spaces



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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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