



Newinnton Lodge and Development Site





# Newinnton Lodge and Development

## Site 77 Old Exeter Street

Chudleigh, Newton Abbot, Devon, TQ13 0JX

Exeter (12 miles), Newton Abbot (7 miles)

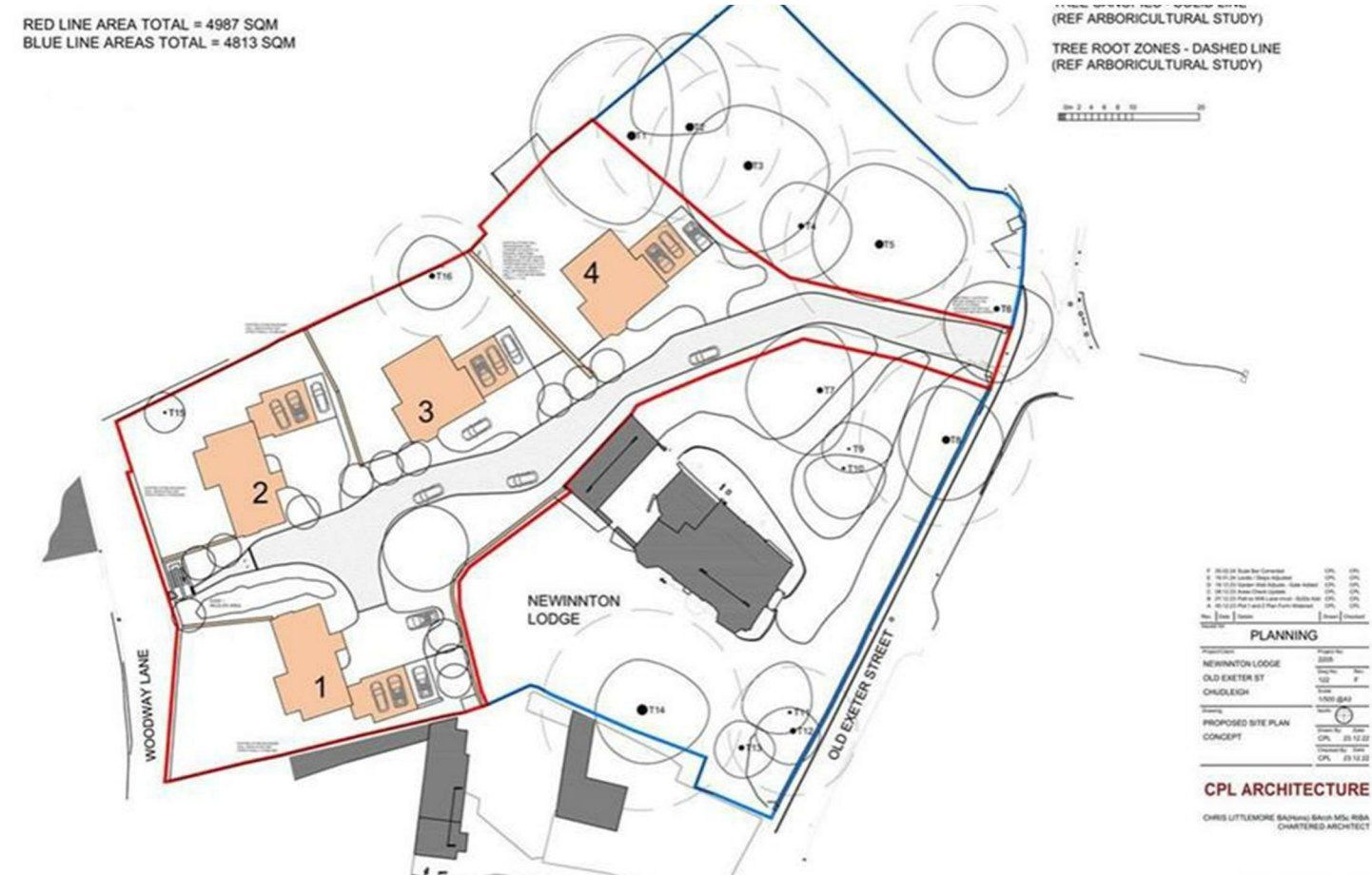
A superb development opportunity on the edge of Chudleigh, with planning for 4 impressive detached executive homes - including a striking family residence within beautiful grounds, offering far reaching views.

- Detailed planning for 4 detached homes
- Double garages and parking
- Detached barn with potential for conversion (STP)
- Grounds of 2.41 acres
- Council Tax Band: H
- 9 bedroom property
- Conservation area
- Freehold
- Potential for development into multiple residences (STP)
- Desirable location

£1,995,000

### SITUATION

The historic town of Chudleigh has an excellent range of shops and amenities as well as health centre, library, pubs, primary school, churches and sporting facilities including football, hockey, cricket and bowls. It also has a range of community activities covering arts and crafts and many other interests. A few miles away are Haldon Forest and Telegraph Hill, ideal for walking, cycling and riding. Exeter Racecourse is within two miles on Haldon Hill. The boundary of the Dartmoor National Park is within four miles providing a wealth of country and leisure pursuits as well as beautiful countryside, whilst the south coast can be accessed not far away at Teignmouth and Dawlish. The property has excellent access to the A38 dual carriageway serving Exeter and Plymouth, Newton Abbot Station main line to London 6 miles away as well as good communication to the M5. Exeter International Airport is approximately 12 miles.





## DESCRIPTION

Newinnton Lodge is an impressive unlisted family residence situated on the edge of the popular and historic town of Chudleigh. This exceptional three storey period property is characterful and charming with substantial and versatile accommodation of nearly 6,500 sq ft. The property, which would benefit from a scheme of renovation, would make an exceptional family home or alternatively offers the potential for development into multiple properties, subject to obtaining the necessary consents.

## PLANNING PERMISSION

Teignbridge District Council granted planning permission on 12th March 2025 for the demolition of dilapidated outbuildings and erection of four detached dwellings, car parking, landscaping and associated works (Ref:24/00146/FUL). A range of accompanying documents are on the Teignbridge District Council website. The site is located within a Conservation Area and part of the site is subject to a group TPO that is factored into the scheme design.

## CIL

There is a CIL payment of £200,187.09. We understand there is no section 106 agreement.

## SERVICES/RIGHTS/RESERVATIONS

There will be rights and reservations covering access, services, maintenance and boundaries.

## VIEWINGS

Strictly by appointment through Stags. Please contact us on 01392255202.

## DIRECTIONS

From Exeter head South joining the A38 in the direction of Plymouth, continue up Haldon Hill and on the other side take the turning for Chudleigh, just after the petrol station. Continue along the road taking the first turning on the right, go up the hill, cross back over the A38 and at the T-junction turn left. Follow the road into the town and the development is on the right hand side. What Three Words - [///removed-combining-supreme](https://www.what3words.com/removed-combining-supreme)

## AGENTS NOTE


Please note the owners have not elected to tax the property for VAT purposes.





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   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         | 79  |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  |                         |   |
| (55-68) D                                   |  | 60                      |   |
| (39-54) E                                   |  |                         |   |
| (21-38) F                                   |  |                         | 79  |
| (1-20) G                                    |  |                         |   |
| Not energy efficient - higher running costs |  |                         |   |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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