



Land at Whitley Copse



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Bradninch, Devon, EX5 4LA

Exeter (9.4 miles), Cullompton (4.1 miles)

A stunning site with planning permission for demolition of a barn and construction of a detached house set in 1.255 acres.

- Planning permission for a detached 3 bedroom house and demolition of a barn.
- Reverse level with open plan living on the first floor.
- Peaceful rural location just to the North of Exeter.
- En-suite master bedroom and dressing room.
- 1.2 acres in total.
- Freehold.

Guide Price £325,000

## SITUATION

The building plot is situated in a fine rural location on the edge of the village of Bradninch. Bradninch is a popular small Duchy town set in Mid Devon with a good range of local facilities including a Spar store and post office, primary school (Ofsted: Outstanding) and pre-school, two pubs, places of worship plus numerous clubs and societies including football, cricket, bowls, arts group, history and gardening clubs plus tennis courts. The property is within Bradninch Conservation Area and close to National Trust woods. Surrounding the town is beautiful unspoilt countryside, making a fantastic position for rural pursuits with a network of local footpaths, whilst the National Trust owned Killerton and Ashclyst Forest are just over two miles away, and Paradise Copse is within a 5 minute walk.



## DESCRIPTION

Full planning consent has been obtained for demolition of a barn, utilising the Class Q fall back position with designs showing a stunning 3 bedroom reverse level house with dressing room/bedroom 3. The property will enjoy far reaching countryside views, has an area of formal garden with the overall property sitting in land amounting to just over 1.2 acres with outbuildings, including a former brick built piggery which could be developed subject to gaining the necessary permissions.

## PLANNING PERMISSION

Mid Devon District Council gave planning permission on 25th September 2024 for the erection of a self-build dwelling and associated works following demolition of barn utilising the Class Q fallback position (23/00824/PNCOU). A range of accompanying documents are on the Mid Devon website.

## SERVICES

A private drainage system will have to be provided by the purchaser.

## CIL AND SECTION 106

It is believed there are no CIL or Section 106 payments due.

## DIRECTIONS

Leave Exeter through Pinhoe and continue on the B3181 passing Broadclyst and Budlake. Pass the turning for Devon Valley Mill and Bradninch and take the next turning on the right signed Plymtree and Clyst Hydon. Follow the road up the hill, take the first turning on the right and the field is on the right hand side just past the houses.



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

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