



Building Plot at Nethercott Lane

Building Plot at Nethercott Lane, Spreyton, Crediton, Devon, EX17 5AL



North Tawton 5 miles / Okehampton 11 miles / Exeter 18 miles

A fine opportunity to acquire a building plot with permission to create a 1/2 bedroom, 1/2 reception room dwelling in a magnificent rural location

- Secluded countryside location
- PP for a 1/2 bedroom dwelling
- Open plan living/kitchen/dining area
- Utility/boot room
- Off-street parking
- Freehold

Guide Price £150,000

SITUATION

The building plot is situated in a most rural location beyond the edge of the popular village of Spreyton. This vibrant rural community has a church, village hall, community shop, primary school and an award winning pub, the Tom Cobley Inn. The town of Crediton (11 miles) is easily accessible, as is Okehampton (11 miles) with its excellent range of shops and services, three supermarkets including a Waitrose, hospital and college. The cathedral and university city of Exeter (18 miles) offers an extensive range of shopping and business facilities, together with mainline railway stations to Waterloo and Paddington, an international airport and M5 motorway connections. The boundary of the Dartmoor National Park is 3 miles which is well known for its hundreds of square miles of superb scenery with many opportunities for riding, walking and outdoor pursuits. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter and beyond. This property will be one of only 3 dwellings in the heart of this unspoilt farm with much woodland and wildlife.

DESCRIPTION

An agricultural building previously had permission for conversion but now changed to replace the barn with a fabulous new build rural home. The proposed external measurements are 14m x 6m with GIA of 67m² on GF and 20m² on FF (all approx) The stylish scheme designed by MRM Design Studio of Exeter show a hall with utility area, vaulted open plan living/ dining/ kitchen, double bedroom with built-in wardrobes and a bathroom with

wc, wash basin and shower cubicle. On the first floor is a proposed study or bedroom 2 plus the void over the living area.

Outside there is indicated a proposed parking area, paved terraces and beyond a garden area on the south side. See site plan. Overall about 0.12 of an acre.

PLANNING PERMISSION

West Devon Borough Council granted planning permission on 25 October 2022 for "replacement of agricultural barn with new dwelling (Use Class C3) and associated parking and landscaping (fallback application 1046/20/PDM)" Extracts of drawings are in this brochure with all documents being available on the WDBC website.

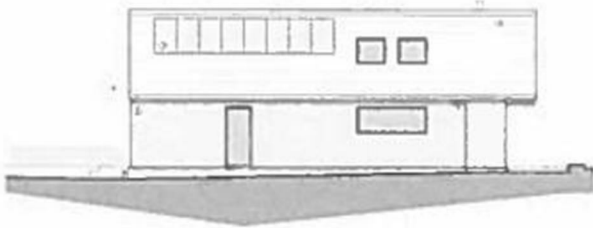
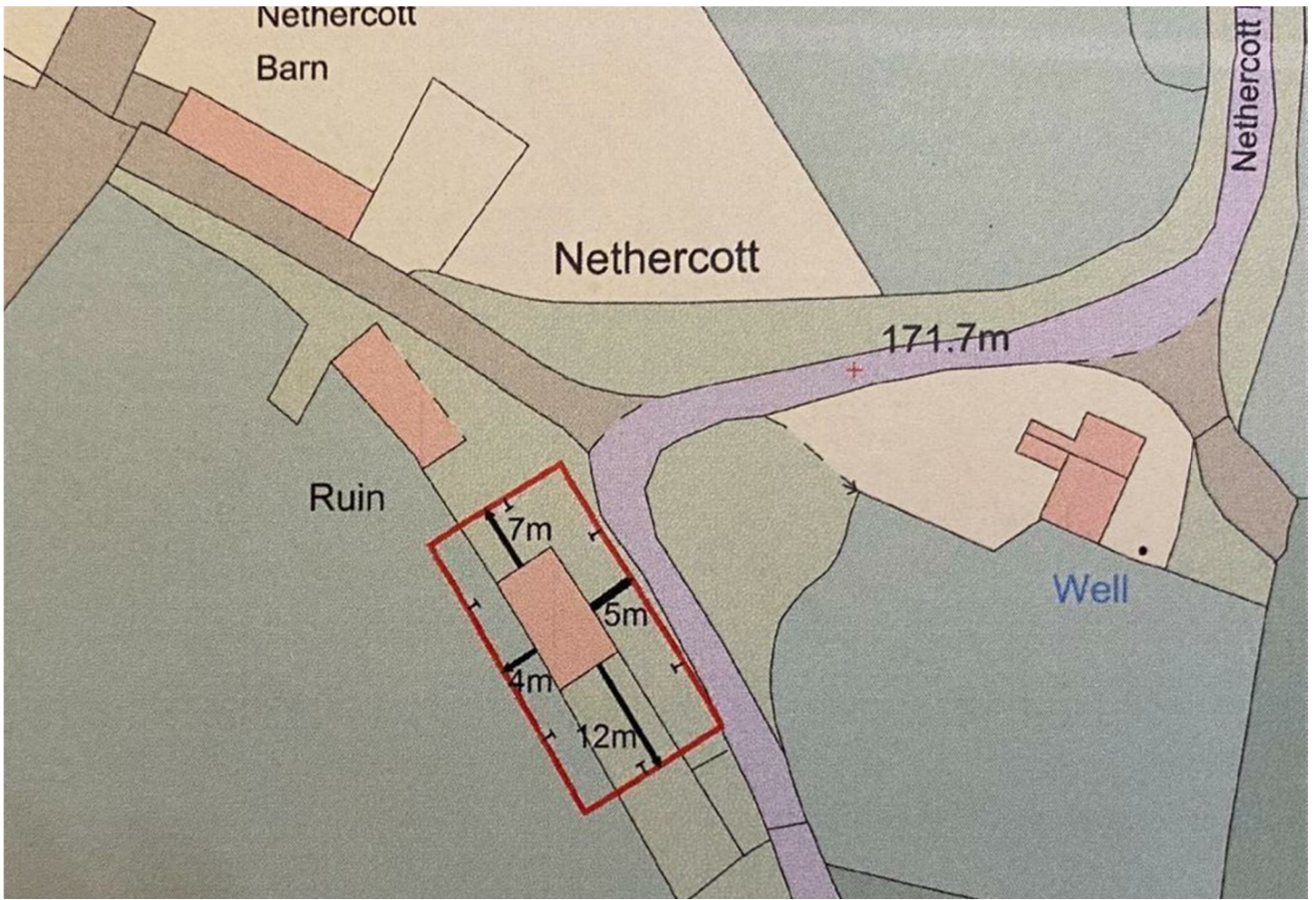
SERVICES

Mains water connected via a sub metered supply from the farm. Mains electricity available for connection nearby (estimate obtained). Private drainage to be installed by purchaser at their expense (estimate available).

DIRECTIONS

Leave the A30 dual carriageway at the Whiddon Down exit signposted A382. After the service station on the right, turn right signposted Winkleigh and Torrington. After one mile turn right signposted Spreyton. After 2.5 miles, at the crossroads, turn left into Spreyton village. Go past the pub, church and Berrys Meadow on the left and then turn left onto a concrete private lane. Continue down on this farm lane for 0.7 of a mile with the existing barn (the proposed plot) being on the left just after the house.

What3words - inflates.saucepan.relax



Proposed south west plan 1:100



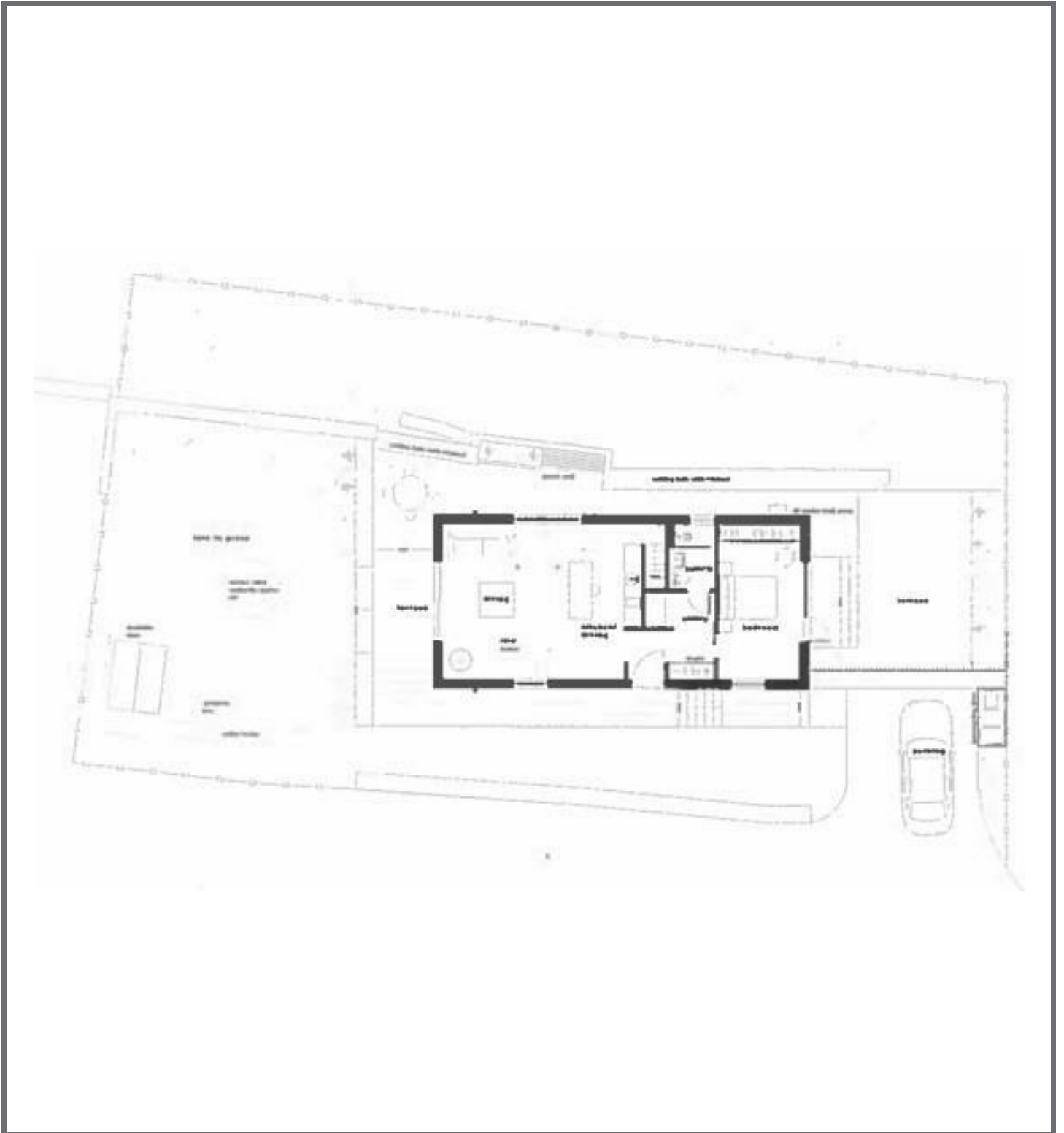
Proposed north west elevation 1:100



Proposed north west elevation 1:100



Proposed first floor plan 1:100



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

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