



Development Site at Halberton

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Lower Town, Halberton, EX16 7AU

Tiverton 3 Miles | M5 Junction 27 4 Miles | Tiverton Parkway 4 Miles | Exeter 17 Miles

Attractive edge of village development site for two detached new build homes in 0.43 acres.

- Full Planning Consent Ref: 25/01309/FULL
- Two Detached New Build Dwellings
- South Facing Gardens
- Adjoining Fields
- M5 J27/ Tiverton Parkway 4 Miles
- 0.43 Acre Site
- Each Property Approx. 195 SqM plus Garage
- Village Edge Location
- Tiverton 3 Miles
- Freehold

Guide Price £400,000

SITUATION

Located on the southern edge of Halberton, close to the Primary school and church. The popular farm shop is also close by with its well-attended café. The village also has a village hall and pub.

Tiverton lies 3 miles to the west, whilst the M5 junction 27 & Tiverton Parkway station are 4 miles to the east. The cathedral & university city of Exeter is 17 miles to the south.

DESCRIPTION

A development site of 0.43 acres with full planning consent for two detached houses of 195 SqM plus garage. This is a rare green field site, adjoining fields, with views.

The design combines attractive traditional materials including stone and timber exterior elevations in a contemporary style.

ACCESS

The proposed plans show a new single road access leading to the two properties from Lower Town.



Plot 01 - Proposed Elevations 01

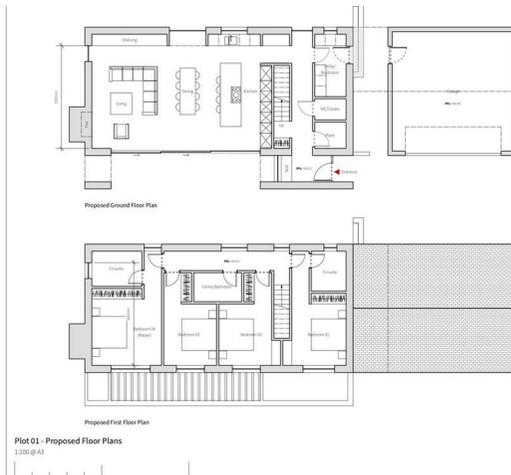
1:100 @ A3

NOTES:	
1	Buff Natural Stone
2	Natural Slate
3	Vertical Charred Timber Cladding
4	PPC aluminium doors and windows
5	Painted Render

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CLIENT	Mrs Stevens & Family	SCALE	1:100 @ A3
PROJECT TITLE	2 nos. dwellings on land off Lower Town	DRAWN BY	SLJ
LOCATION	Land at Lower Town Halberton	DATE	04.09.2025
DRAWING TITLE		DRAWING NO.	

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Plot 01 - Proposed Floor Plans

1:100 @ A3

Under the SIBA Conditions of Engagement. Any discrepancies must be reported to the architect before work commences.

ISSUED DATE: 04.09.2025
DRAWN BY: SLJ
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