



Development Site at Ford Farm Kentisbeare, Cullompton,
Devon EX15 2AF

Edge of village development for 4 new build homes
in 0.6 acres

M5 Junction 28 3.4 miles Uffculme Secondary School 3.6 miles

• Ref 24/00223/FULL (14.06.2024) • Site about 0.64 acres (0.26 ha) • Full planning consent • Edge of village • Mains electric & water near • Freehold • Council tax TBC • Est Development GIA at 811 sqm (8,700 sqft)

Offers Over £400,000

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maintaining the drive will be shared equally between the purchaser and the vendor.

SERVICES

The proposed homes are expected to feature renewable heating systems, with the design incorporating photovoltaic (PV) panels. Quotes and budget estimates for connections to mains electricity, water, and drainage have been obtained – copies are available from Stags. Superfast broadband (estimated at 56 Mbps) is available to nearby properties, with purchasers responsible for arranging their own connections. Mobile signal is available outside the site via Three and Vodafone, with more limited coverage from EE and O2 (Ofcom).

DIRECTIONS

From the centre of the village, turn down Fore Street opposite the pub and past the school. As you leave the village, just after the left bend, the access is on your left. What 3 words location: ///absorbing.than.develops

VIEWINGS

Strictly by appointment after call Stags. The property is a working farm and is dangerous.

ESTIMATED SIZES

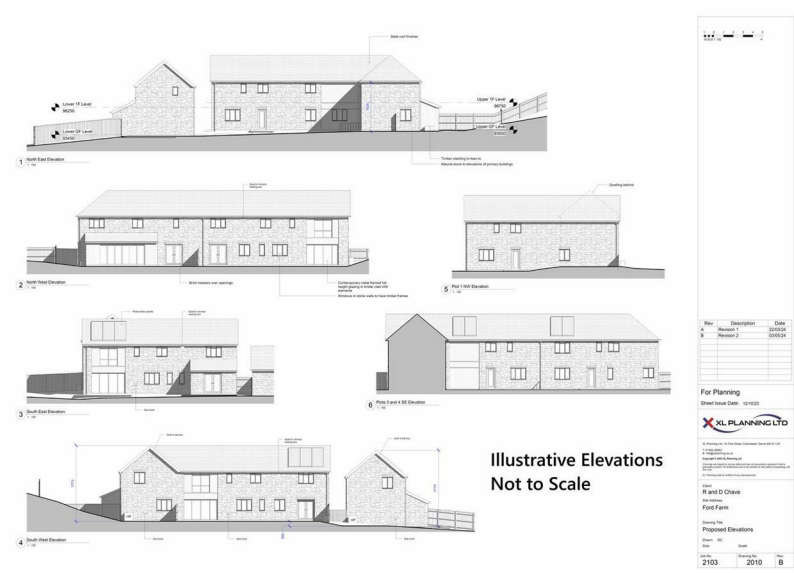
The overall gross internal area for the four new dwellings is estimated at 811 sqm (about 8,700 sqft)

CIL/ SECTION 106

There are no CIL or Section 106 payments due on the site.

STAGS DEVELOPMENT LAND

Stags have a specialist development land and planning team developmentland@stags.co.uk and 01392 286949





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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.