

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Cockles Rise
Credton
Devon



An excellent opportunity to acquire a freehold residential development site situated in a residential cul-de-sac not far from the centre of this thriving Mid Devon town. It offers development potential for two dwellings or for flats subject to obtaining the necessary planning consent.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Crediton is a busy market town situated approximately 8 miles west of the cathedral city of Exeter. It offers an excellent range of local amenities which include a secondary school, a busy high street, and a railway station with regular services into Exeter.

The site consists of a plot of uncultivated ground situated between Cockles Rise (a residential cul-de-sac) and Dean Street.

PLANNING HISTORY

The site has been the subject of an application in 2001 (Planning Ref: 01/00849) for the construction of 4 self contained one bedroom flats within two detached buildings. This application was subsequently withdrawn.

Preliminary enquiries with Mid Devon District Council suggest that development will be considered which takes account the conservation area at the eastern end of the site. There is a right of way for residents of Dean Street to access the parking area in Cockles Rise and a purchaser will be required to erect a boundary wall with a gate at the eastern boundary with Dean Street.

Interested parties should make their own enquiries with the local Planning Authority on 01884 234369.

SERVICES

We understand that mains services are available near the site. Purchasers are recommended to make their own enquiries of the relevant service providers.

TENURE

The site is offered freehold with vacant possession on completion.

METHOD OF SALE

Offers are invited in the region of £130,000 for the freehold of this exciting potential development opportunity.

DIRECTIONS

From Exeter take the A377 to Crediton. Opposite Crediton Parish Church (St Boniface) turn left into Bowden Hill and left again into Park Street. There are two turnings on the left into Cockles Rise, take the second of these and the site will be found adjacent to the parking area.

VIEWING

The site may be inspected at any time. Further details are available from the agents (for the attention of Mike Henderson);



Tel: 01392 201748

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Property ref: 40-0036

Drew Pearce, 14 Cathedral Close, Exeter, Devon EX1 1HA Tel: 01392 20 1748 Fax: 01392 20 5009
Email: commercial@drewpearce.co.uk www.drewpearce.co.uk

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