

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Site for up to 3 Residential Dwellings

**Moorland View
Lapford
Devon**



An unusual opportunity to acquire a freehold development site on the edge of Lapford with development possibilities for up to 3 houses, subject to obtaining the necessary planning consents.

ALL ENQUIRIES

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

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Lapford is a traditional, picturesque Devonshire village found some 18 miles to the north of Exeter on the A377 road known as the "Tourist Route". This village is steeped in history and more specifically, the local church which dates back to the 12th century. This stone built place of worship was later added to by William de Tracey as a penance for murdering Thomas a Becket. The village now boasts around 1,000 villagers, a primary school and pre-school, post office, village stores and a 16th century Inn. The town enjoys good transport links to Exeter and North Devon via the A377 and with the rest of the country via the M5 motorway approximately 18 miles distant.

The site is located on the north western outskirts of the village within the village envelope and comprises an area of undeveloped land, currently covered in tarmac, with existing small terraces of houses or larger individual dwellings on either side.

The site is level and enjoys wonderful views over the surrounding countryside currently being open land extending to approximately 0.045 hectares (0.113 acres).

PLANNING

Preliminary enquiries with Mid Devon District Council suggest that the site is suitable for 2 or 3 two storey dwellings subject to the necessary planning consents being obtained.

It is thought that development of the site would complete the development of Moorland View. We understand that there are no Highways objections to residential use subject to access details being agreed. Interested parties should make their own enquiries of the local Planning Authority (01884 234262).

SERVICES

We understand that mains water, drainage and electricity are available near to the site. Purchasers are recommended to make their own enquiries of the relevant service providers.

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

Unconditional offers are invited in excess of £120,000 for the freehold of this exciting development opportunity.



VIEWING

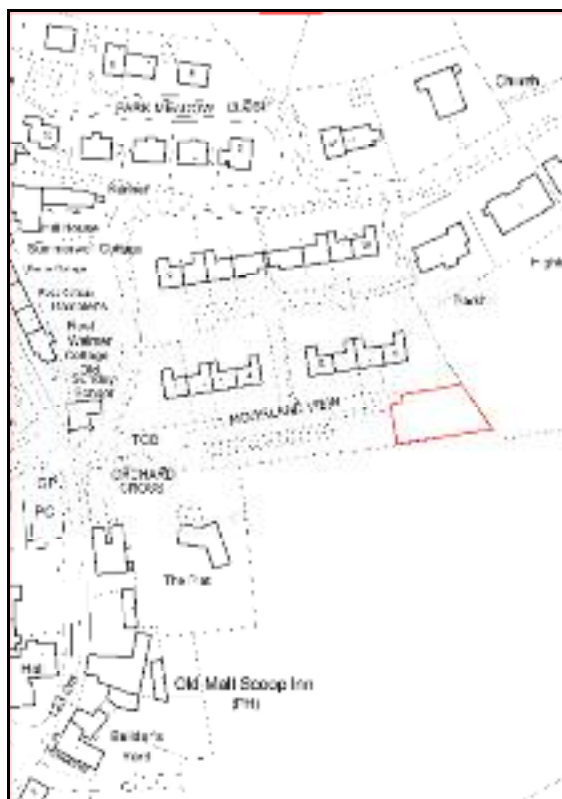
The site may be inspected at any time (the post code is EX17 6QA). Further details are available from the sole agents FAO Mike Henderson.

drewpearce^{LLP}
Chartered Surveyors and Estate Agents

Tel: - 01392 284800

E Mail: commercial@drewpearce.co.uk

Web Site: www.drewpearce.co.uk



Property Ref: 40-0016

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

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.
Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.