

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Site for up to 2 Residential Dwellings or 4 Flats

**Coot Hide
Sampford Peverell
Devon**



An unusual opportunity to acquire a freehold residential development site in this attractive mid Devon village with development potential for up to two houses or four flats, 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

Sampford Peverell is an attractive village situated just off the M5 motorway and adjoining the Grand Western Canal. It is conveniently situated for the Cathedral city of Exeter (approximately 15 miles) and for the thriving towns of Tiverton and Cullompton. There is a main line railway station nearby at Tiverton Parkway.

The site is situated on the northern side of the village and slopes gently to the south east with a view towards the church. The site extends to approximately 0.1 of an acre.

PLANNING

Preliminary enquiries with Mid Devon District Council suggest that the site is suitable for up to 2 two storey dwellings or 4 one bedroom flats, subject to the necessary planning consents being obtained. 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 on 01884 234262

SERVICES

We understand that mains, water, drainage, electricity and gas 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 £100,000 for the freehold of this exciting development opportunity.



DIRECTIONS

Leave the M5 at Junction 27 and take the A361 towards Tiverton. Take the first left to Sampford Peverell and then the first right into Whitnage Road. Cross over the canal and turn left into Boobery. Coot Hide is the second left turn with the site immediately on the right. The post code is EX16 7SN.

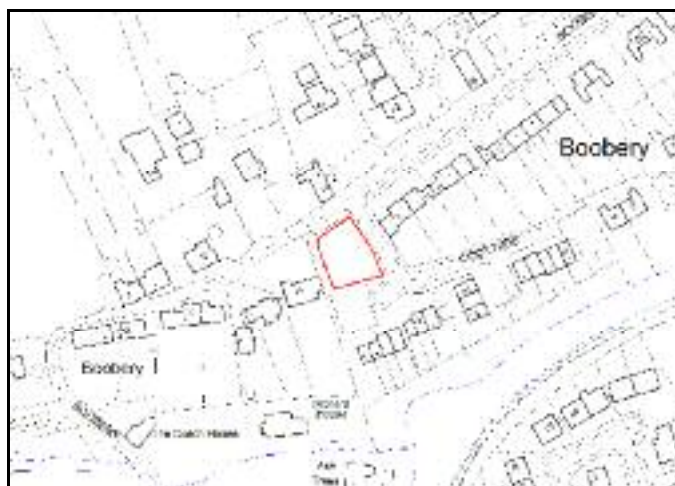
VIEWING

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



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Property ref: 40-0022

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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.
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