

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Site for up to 2 Residential Dwellings

Shortlands Road
Cullompton
Devon



A rare opportunity to acquire a freehold residential development site conveniently situated at the end of a residential cul-de-sac approximately half a mile from the centre of this thriving mid-Devon town. Development possibilities are for up to two dwellings, subject to obtaining the necessary planning consents.

ALL ENQUIRIES

Tel: 01392 201748
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drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Cullompton is a busy mid Devon town situated close to the M5 motorway (junction 28) and it affords excellent access to the Cathedral city of Exeter to the south. The town has a rich and varied history and a thriving local community. There is an excellent range of local amenities and a main line railway station nearby at Tiverton Parkway.

The site is situated at the end of the cul-de-sac and slopes gently to the south west. It extends to approximately 0.171 acres.

PLANNING

Preliminary enquiries with Mid Devon District Council suggest that the site could accommodate two houses 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 services are available near 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 motorway at junction 28 and proceed to the town centre. At the T-junction turn left into High Street and take the 2nd right into Tiverton Road. Take the 2nd left turn into Shortlands Road (not Shortlands Lane). The site is at the end of a cul-de-sac on the right. For those with satellite navigation the post code is EX15 1HL.

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 : 40-0023

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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.
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.