

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Plot with potential for a detached bungalow

Isabella Road
TIVERTON
Devon



A rare opportunity to acquire a freehold site in a popular residential area of Tiverton with development potential for a detached bungalow 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

Tiverton was once the industrial centre of Devon and it retains a number of fine old merchant's buildings in the town centre and Tiverton Castle which dates from the 12th century. The town also offers a busy shopping centre and there are excellent transport links with the M5 motorway and Tiverton Parkway main line railway station both being nearby.

This level plot is situated in a residential area to the north east of the town centre and comprises an area of undeveloped land. It is currently covered in tarmac and is situated in a cul-de-sac of residential bungalows. The plot is sold subject to vehicular rights of way to 40 Longmeadow and to 1 Countess Place.

PLANNING

Preliminary enquiries with Mid Devon District Council suggest that the site may be suitable for a single storey dwelling 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.

PRICE

Offers are invited in excess of £40,000 for the freehold.



VIEWING

The site may be inspected at any time. The post code is EX16 6EN. Further details are available from the agents;



Tel: 01392 284800

Email: commercial@drewpearce.co.uk

For the attention Mike Henderson.

Property ref: 40-0024



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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.