

FOR SALE

On the instructions of Mid Devon District Council

Residential Development Opportunity

Site for a Residential Dwelling

Higher Cotteylands
Tiverton
Devon



An opportunity to acquire a freehold development site with development potential for a single dwelling (subject to obtaining the necessary planning consent) in an attractive residential location on the outskirts of this popular market town.

ALL ENQUIRIES

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drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Tiverton 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 North Devon coast, and Exmoor National Park. The town has a rich and varied history with its early growth based on the wool trade. It now boasts a thriving local community with a wide range of local shopping, leisure, and sporting amenities. There is a main line railway station at Tiverton Parkway connecting to London Paddington.

The site is located at the end of a residential cul-de-sac on the western outskirts of the town and offers pleasant rural views to the north-west.

PLANNING

Preliminary enquiries with Mid Devon District Council suggest that the site could accommodate a single two storey detached house 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 £75,000 for the freehold of this exciting development opportunity.

DIRECTIONS

Leave the M5 at Junction 27 and take the A361 to Tiverton. Take the B3391 to the town centre and turn right into West Exe South. Follow the one-way system into St Paul Street and Church Street, turn left into Wellbrook Street and the 4th left into Seven Crosses Road. Higher Cotteylands is the 2nd turn on the left. For those with satellite navigation the post code is EX16 5BN



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 : 40-0029

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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.