



Development Site at Halberton

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Lower Town, Halberton, EX16 7AU

Tiverton 3 Miles | M5 Junction 27 4 Miles | Tiverton Parkway 4 Miles | Exeter 17 Miles

Attractive edge of village development site for two detached new build homes in 0.43 acres.

- Full Planning Consent Ref: 25/01309/FULL
 - Two Detached New Build Dwellings
 - South Facing Gardens
 - Adjoining Fields
 - M5 J27/ Tiverton Parkway 4 Miles
- 0.43 Acre Site
 - Each Property Approx. 195 SqM plus Garage
 - Village Edge Location
 - Tiverton 3 Miles
 - Freehold

Guide Price £400,000

SITUATION

Located on the southern edge of Halberton, close to the Primary school and church. The popular farm shop is also close by with its well-attended café. The village also has a village hall and pub.

Tiverton lies 3 miles to the west, whilst the M5 junction 27 & Tiverton Parkway station are 4 miles to the east. The cathedral & university city of Exeter is 17 miles to the south.

DESCRIPTION

A development site of 0.43 acres with full planning consent for two detached houses of 195 SqM plus garage. This is a rare green field site, adjoining fields, with views.

The design combines attractive traditional materials including stone and timber exterior elevations in a contemporary style.

ACCESS

The proposed plans show a new single road access leading to the two properties from Lower Town.



SERVICES

Electricity, water and drainage - Purchasers are responsible for arranging their own connections.
Ofcom predicted services for surrounding properties – Standard & Superfast broadband available and mobile coverage available from most major providers
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agent please.

DIRECTIONS

From Tiverton, proceed East on Blundells Road towards Halberton and Sampford Peverell. Upon Entering the village of Halberton, turn right signposted Ash Thomas/ Brithem Bottom/ Primary School. After 0.3 miles, just after the bus stop, the site can be found on the left.

What3Words: ://////appraised.penny.encourage

CIL/ SECTION 106

There are no CIL or Section 106 payments due on the site.

INFORMATION PACK

Access to a pack of supporting information is available to prospective purchasers on request.

OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty.
The property is registered with HM Land Registry under the registered title numbers DN729590

The sale of the property is subject to all rights, covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

PLANS AND DRAWINGS

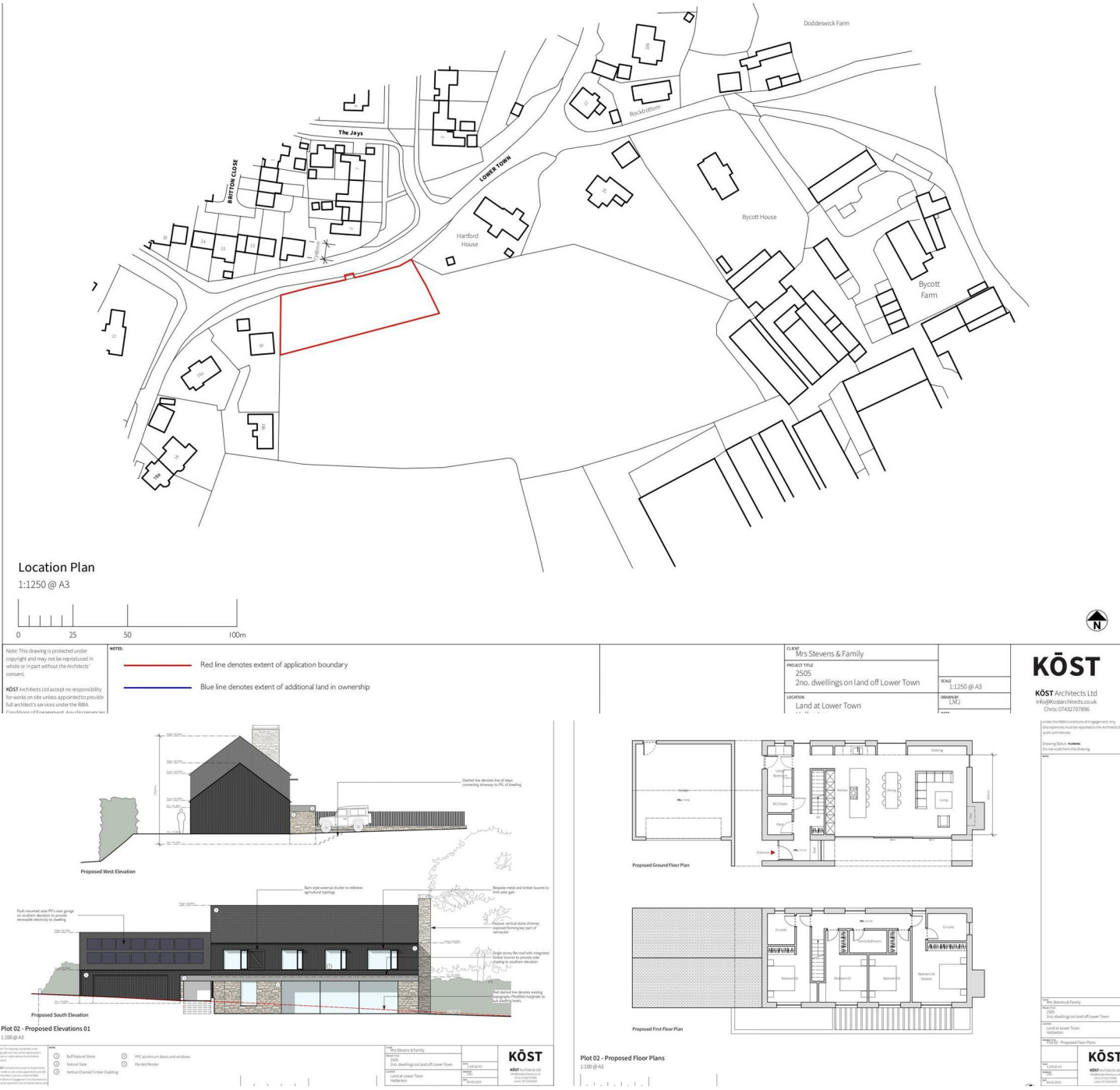
Please note that all plans and drawings are for illustration purposes only and are not guaranteed to be accurate or to scale. The drawing on the cover page is an illustrative site layout design that has been added to an aerial photograph for indicative purposes only.

AGENTS NOTE

Please note the owners have not elected to tax the property for VAT purposes.

STAGS DEVELOPMENT LAND & NEW HOMES DEPARTMENT

Stags have a specialist development land and planning team, as well as a New Homes department available to assist. Contact on:
Development Team - developmentland@stags.co.uk or 01392 286949
New Homes Team - newhomes@stags.co.uk or 01392 286919





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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