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Plot 1 Development at

# Plot 1 Development at, Ford Farm, Kentisbeare, Cullompton, Devon, EX15 2AF



## Illustrative Elevations Not to Scale

### SITUATION

Located on the northern edge of the popular village of Kentisbeare, this prime development site sits on mostly cleared land, formerly part of a dairy farm.

Kentisbeare is a well-regarded village with a local shop and post office, The Wyndham Arms pub, a primary school, church, and active village clubs. Set in the scenic Culm Valley with views of the Blackdown Hills, it's a sought-after rural location with excellent accessibility.

The nearby market towns of Tiverton, Wellington, and Cullompton offer a wide range of amenities. Junction 27 of the M5 is easily reached, and Tiverton Parkway station provides direct rail links to London Paddington.

The site is also within the catchment for the highly rated Uffculme School, which received an Outstanding rating from OFSTED in 2014.

### DESCRIPTION

The former dairy farm buildings have been demolished and the site largely cleared, leaving an open plot with approved plans for four individually designed homes set around a central courtyard, including one detached property (plot) which is available separately.

The design combines traditional materials with barn-style elevations, thoughtfully echoing the character of the adjacent stone barns retained by the vendors.

### PLOT 1 - GUIDE PRICE £195,000

Planning consent for a detached dwelling of approximately 170 sqm (1,830 sqft) proposed to be arranged a three generous bedrooms, 2 reception rooms and an open plan kitchen/dining room.

### PLANNING CONSENT

Planning consent (Ref: 24/00223/FULL), granted on 14 June 2024, is subject to nine conditions. Prospective purchasers are advised to download the full plans from the Mid Devon District Council website or contact Stags for further details. Please note that a separate application is currently under consideration to convert the adjacent Grade II listed stone barns,

which are not included in the sale and will be retained by the vendors.

### ACCESS

Access is via a short shared stone drive leading to the public highway, which will be jointly used by the development and the retained barns. The costs of establishing the drive to be by the purchaser and maintaining the drive will be shared equally between the purchaser and the vendor.

### SERVICES

The proposed homes are expected to feature renewable heating systems, with the design incorporating photovoltaic (PV) panels. Quotes and budget estimates for connections to mains electricity, water, and drainage have been obtained—copies are available from Stags. Superfast broadband (estimated at 56 Mbps) is available to nearby properties, with purchasers responsible for arranging their own connections. Mobile signal is available outside the site via Three and Vodafone, with more limited coverage from EE and O2 (Ofcom).

### DIRECTIONS

From the centre of the village, turn down Fore Street opposite the pub and past the school. As you leave the village, just after the left bend, the access is on your left.  
What 3 words location:  
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### VIEWINGS

Strictly by appointment after call Stags.

### ESTIMATED SIZES

The overall gross internal area for the four new dwellings plus the car barn is estimated at 811 sqm (about 8,700 sqft)

### CIL/ SECTION 106

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

### STAGS DEVELOPMENT LAND

Stags have a specialist development land and planning team [developmentland@stags.co.uk](mailto:developmentland@stags.co.uk) and 01392 286949

Edge of village development  
for single new build home.  
Approx 170 sqm (1,830 sqft)

- Ref 24/00223/FULL (14.06.2024)
- Full planning consent
- Approx. 170 (1,830 sqft)
- Edge of village
- Mains electric & water near
- Other plots available
- NO CIL
- NO Section 106
- Freehold
- Council tax TBC

Guide Price £175,000





## Illustrative Floor Plans Not to Scale

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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