



Building Plot



# Building Plot

Templeton Lane, Templeton, Tiverton, EX16 8BP

Templeton 1.5 Miles | Tiverton 5 miles | M5 J27 & Tiverton  
Parkway 15 Miles

A rare and attractive building plot within a peaceful country location with full planning for a self-build dwelling of 233 Sq M.

- Full Planning Consent  
Ref:26/00390/full
- Detached Self-Build Dwelling
- South & Westerly Facing Gardens
- Adjoining Fields
- M5 J27/Tiverton Parkway 15 Miles
- 0.16 Acre Site
- Planning for 233 Sq M House
- Peaceful Country Location
- Tiverton 5 Miles
- Freehold

Guide Price £160,000

## SITUATION

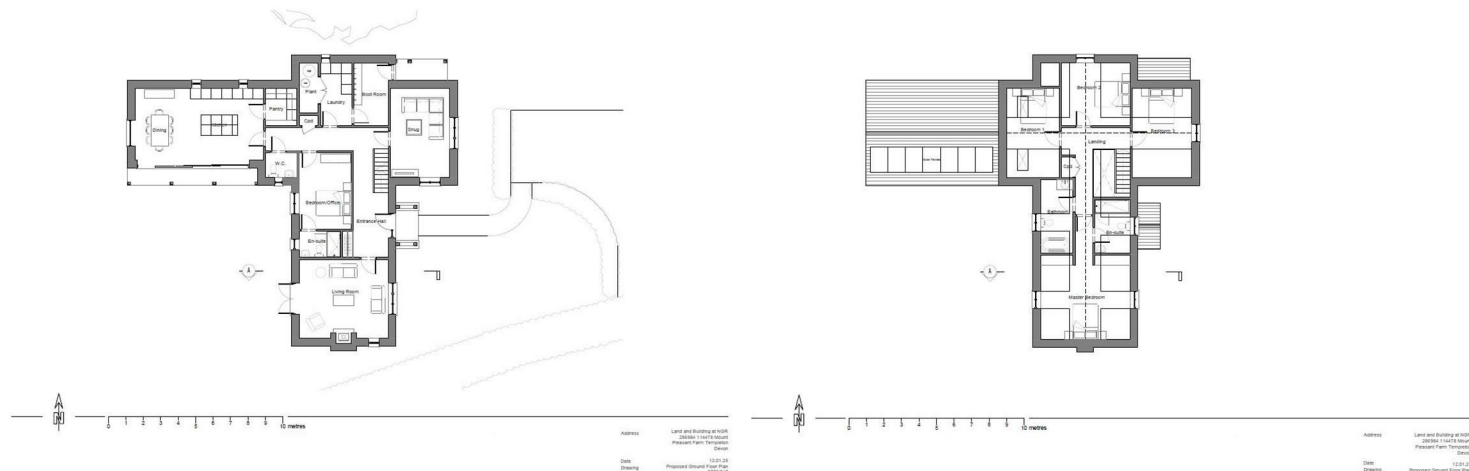
Located adjoining open countryside just 1.5 miles from Templeton village, the property maintains good access to the village as well as Tiverton, which is 5 miles distant. Templeton offers a village hall and parish church, while Tiverton provides a wide range of facilities including shops, supermarkets, schooling for all ages, including the renowned Blundell's Independent School. The North Devon Link Road allows swift access to the M5 and Tiverton Parkway Station, approximately 15 miles, as well as North Devon and beaches to the North West.

## DESCRIPTION

A single building plot of 0.16 acres with full planning consent for a self build two storey detached dwelling of 233 Sq M. The site adjoins open countryside and benefits from open views.

## ACCESS

The proposed plans show an access from the road using an existing entrance.



## SERVICES

Electricity and water - currently connected.

Drainage - a package treatment plant is advised.

Ofcom predicted broadband services in the area - Ultrafast

Ofcom predicted mobile coverage for voice and data in the area: Internal – Three. External – O2 (variable) EE, Three and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by Stags Estate Agents only.

## DIRECTIONS

What3Words: [///friday.microfilm.reversed](https://www.what3words.com/#!/friday.microfilm.reversed)

Google Drop Pin: <https://maps.app.goo.gl/LqxeDWyYicuMoNVj7>

## 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 & LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty.

The property is currently under registration with HM Land Registry.

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.

There is currently two underground pipes running along the western boundary with the requisite legal rights required for maintenance etc. More information can be provided from the agent on request.

## PLANS & 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 CGI and for indicative purposes only.

## AGENTS NOTE

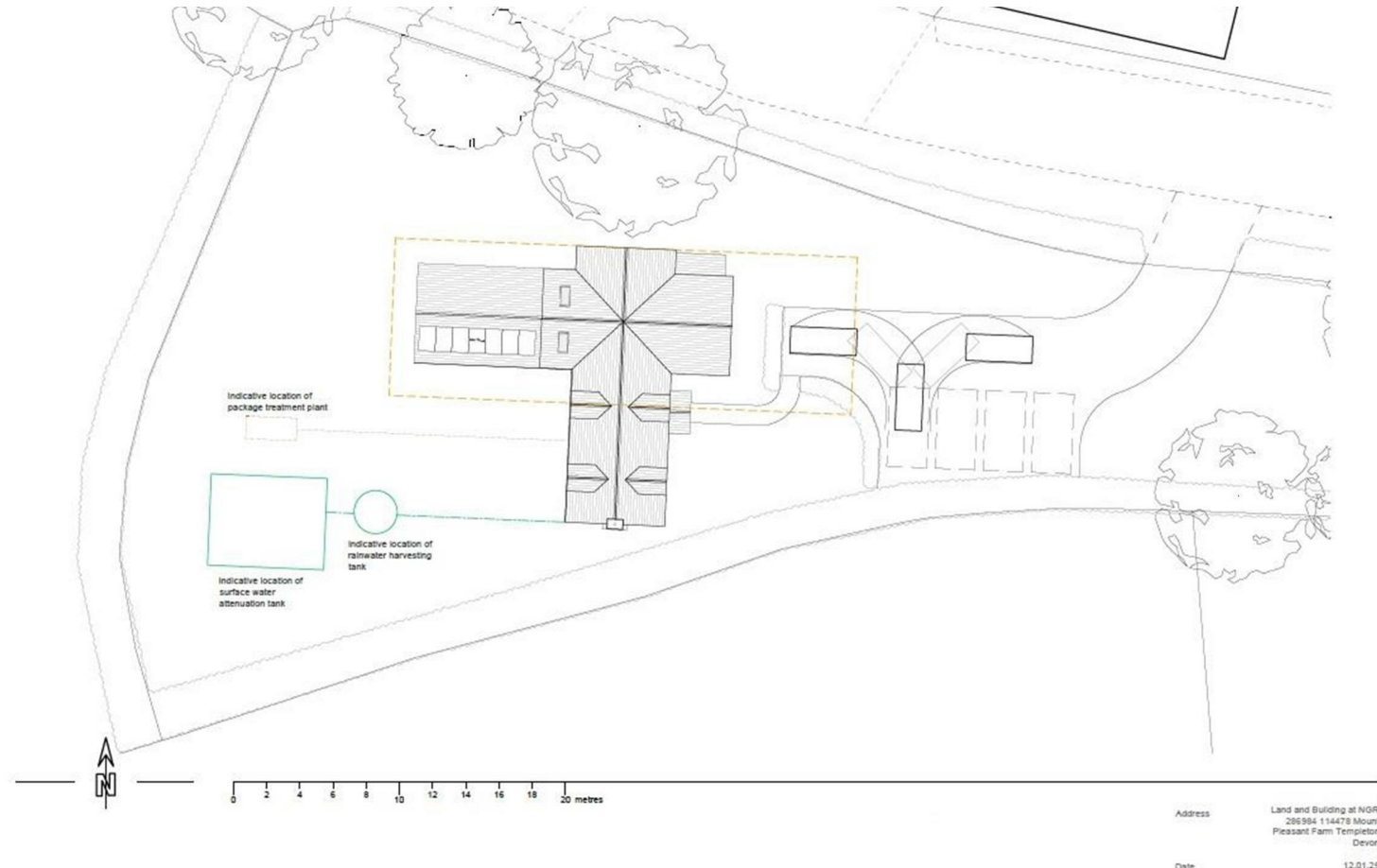
Please note the owners have not elected to tax the property for VAT purposes.

## 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](mailto:developmentland@stags.co.uk) or 01392 286949

New Homes Team - [newhomes@stags.co.uk](mailto: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.



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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