



Development site Popes Lane



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Lapford, Crediton, Devon, EX17 6PW

Crediton (10 miles) Exeter (17 miles) Dartmoor National Park (16 miles)

Land with planning permission for a dwelling with gardens and private parking in a popular village

- Full planning permission for a residential house
- Popular village location
- Three bedrooms
- Two storey house
- Gardens with private parking
- Freehold
- Mid Devon District Council

Guide Price £115,000

DESCRIPTION

This is a rare opportunity to purchase land with planning permission for the erection of a dwelling and store and formation of vehicular access. The plot occupies a raised position in the popular village of Lapford. The proposed development comprises of a 3 bedroom, two storey dwellings. The plot is sold with land amounting to 0.08 acres.

The plot is ideal for both developers or self-builders seeking a private yet accessible location.



CLIENT: MICHAIL NG J.
ADDRESS: Stone Gate Cottage, Popes Lane, Lapford, EX17 6PW
DRAWING: Proposed
DATE: July 2023
DRAWING # 2
SCALE: 1:100/200
JOB #
THIS LINE PRINTED ON A4 PAPER
REVISIONS: 10/07/2023
14/10/23

ARCHITECTURAL
SERVICES

PLANNING PERMISSION

Full planning permission was granted on the 5th December 2023 for the erection of dwelling and store and formation of vehicular access.

Full details of the planning permission can be found on the Mid Devon Planning portal reference - 23/01584/FULL

AIR QUALITY CONTRIBUTION & CIL

The Air Quality contribution has been paid, however the monitoring fee of £110.80 is still required. The Vendor has confirmed that there isn't a Community Infrastructure Levy (CIL) or habitats contribution payable.

PRE-COMMENCEMENT CONDITIONS

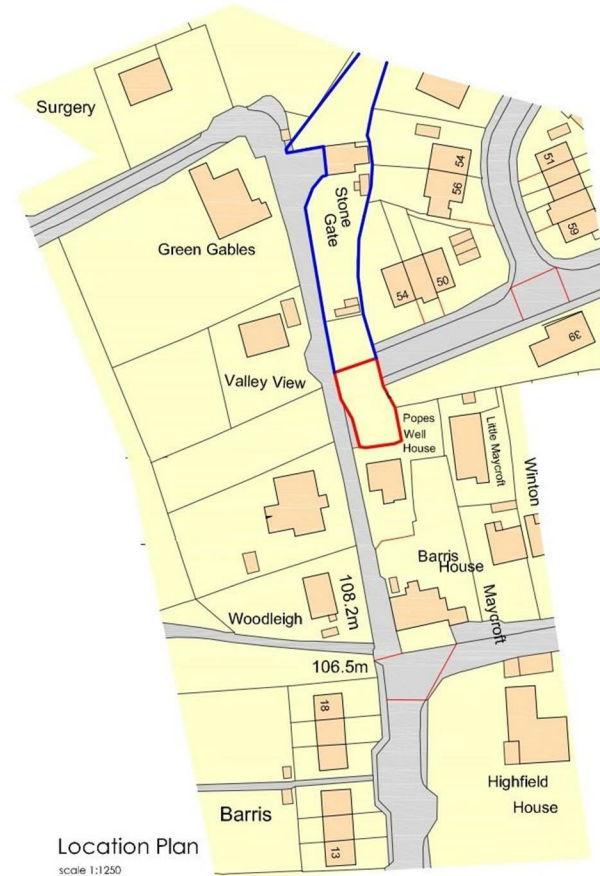
Speak to the Agent for a full list of pre-commencement conditions.

SERVICES

Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However, we understand that the site has mains electricity, water and electric services located nearby on the lane.

VIEWINGS

Viewings by appointment only.



CLIENT
Mitchell Ms J

ADDRESS
Stone Gate Cottage Popes lane Lapford EX17 6PW

DRAWING
Location Plan

DATE November 2016 SCALE 1:1250

DRAWING # 0 JOB #

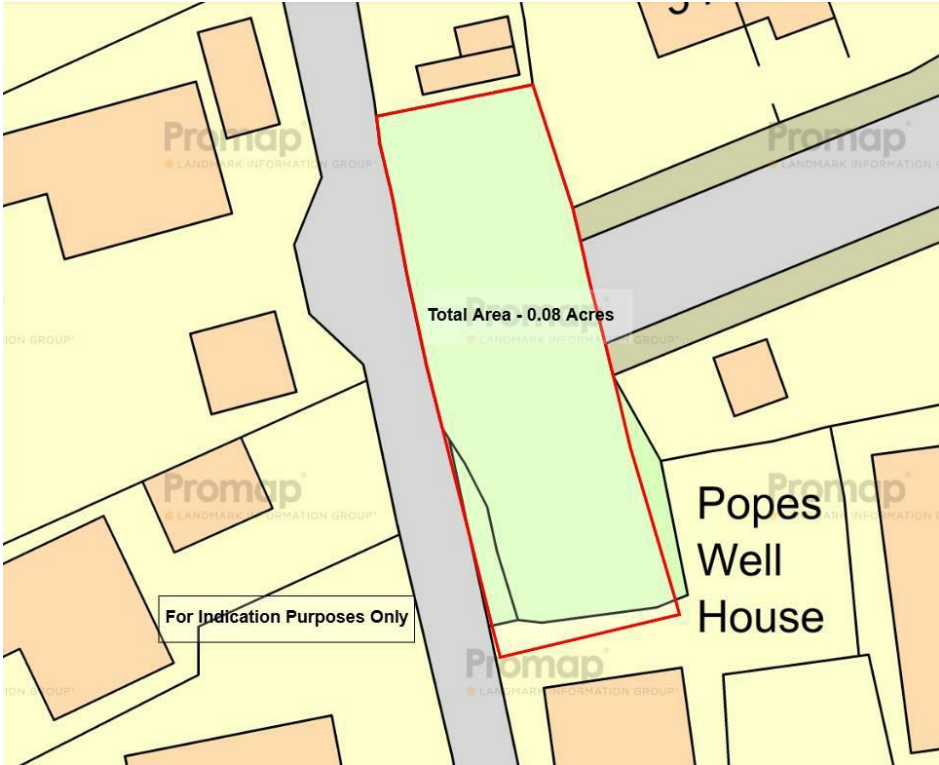
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REPRESENTS 1000mm AT:

1:1250 1:50
1:500 1:100

NOTES



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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