

Plot 5 Bouchers Hill, North Tawton, Devon EX20 2DG

An increasingly rare opportunity to purchase a freehold self build plot in an attractive town edge location.

Okehampton 7.5 Miles Exeter 24 Miles

• Freehold Self Build Plot • Countryside Views Towards Dartmoor • Popular Town Edge Location

Guide Price £120,000

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SITUATION

The plots are situated in an enviable elevated position on the edge of North Tawton offering delightful views over the countryside towards Dartmoor.

The thriving town of North Tawton offers a comprehensive range of amenities including various shops, post office, public houses, hairdressers, primary school, dentists, doctors and veterinary surgery. The property is also within easy reach of Okehampton offering a more comprehensive range of shopping, educational and leisure facilities. The A30 dual carriageway is easily accessible from Whiddon Down, some 7 miles distant, providing a direct link west into Comwall or east into the Cathedral City of Exeter with its motorway, mainline rail and air links.

DESCRIPTION

An increasingly rare opportunity to purchase a freehold self build plot in an attractive town edge location. The road servicing the plots, of which there are 10 in total (with only 2 remaining) are due to be completed shortly and the mains services will be located closeby. The plot has outline planning permission for a detached dwelling. Examples of approved plans of adjoining plots, along with design statement are available on West Devon Borough Council.

Plot 5 is on the southern side of the site and extends to 587 square meters, being largely level and will have some views to the south over the countryside and hills of Dartmoor. The local council have applied a 20% discount on the market value of the affordable self build plots. offering a great opportunity to create your own individual home. Should you sell the property inside an 8 year period, than a 20% discount to a prospective purchaser will need to be applied.

PLANNING CONSENT

Outline planning permission was granted in August 2019 under Planning Application Ref: 2531/19/ARM

apps.westdevon.gov.uk/PlanningSearchMVC/Home/Details/192531

METHOD OF SALE

The plot is being offered for sale by Private Treaty.

SERVICES

We understand that mains water, electricity, drainage and gas is available nearby, it is the purchasers responsibility to make their own enquiries for this.

LOCAL AUTHORITY

West Devon Borough Council, West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ.

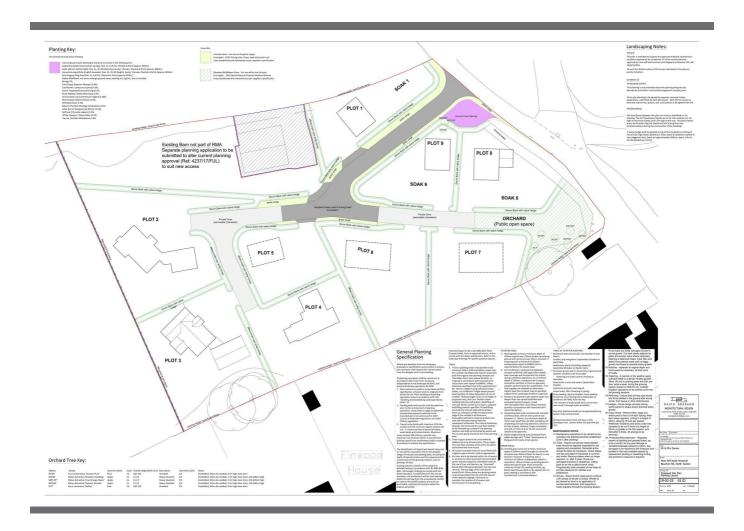
Telephone: 01822 813600, www.westdevon.gov.uk

DIRECTIONS

From Okehampton town centre proceed in an easterly direction up East Street, at the second set of traffic light opposite the police station turn left into Barton Road, at the mini roundabout proceed straight over into Crediton Road. Follow this road for approximately 6 miles and at De Bathe Moor Cross, turn left to North Tawton proceeding down to the town square. Just before the clock tower bear right and head straight across into North Street, follow the road around the left hand bend and continue up Bouchers Hill, The site will be found after a short distance upon your left hand side.

AGENTS NOTE

Please note that we are also marketing Plot 7, please contact the office for further details or www.stags.co.uk





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