

Development Opportunity, Castle Street, Winkleigh, EX19 8HN



Offers in the region of £175,000

Property Description

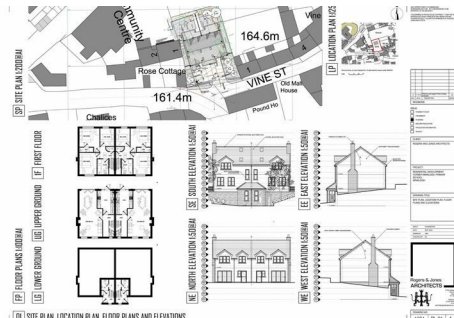
****BUILDING/DEVELOPMENT PLOT FOR SALE****

****PLANNING PERMISSION GRANTED FOR TWO SEMI-DETACHED THREE BEDROOM PROPERTIES WITH PARKING AND GARDENS****

****PREMIER VILLAGE LOCATION WITH STUNNING COUNTRYSIDE VIEWS****

Local Area

Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north. The proposed development site is situated within easy walking distance of the picture postcard village square which benefits from having a number of useful amenities including a good general store, a butcher's shop, a fishmonger, a post office, two food serving pubs, and a vets. There are two churches, a doctor's surgery and a village primary school & pre-school. Pupils at secondary schools are served by buses from the village. The village also has the benefit of a Community Centre, a Village Hall and a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton.



Accommodation

Planning Application Summary

1/1000/2013/FUL Proposed demolition of redundant temporary classroom & construction of residential development together with the associated vehicle parking and removal of retaining wall Former Winkleigh Primary School Castle Street Winkleigh Devon EX19 8HN

Copies of planning approved drawings available on request.

Proposed Development 540 sqm (1771'8" sqm)

The plot of land includes an additional area adjacent to the rear of the site backing onto No.1 Rose Cottage together with half of the outbuilding behind No.2 Rose Cottage. This area of additional land and access to the rear of the main site is subject to a licence agreement providing access across the car park to the community centre and provides two additional parking spaces plus storage space in addition to the two parking spaces at the front of the site.

Prop Mis Des

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied from the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Viewing

Viewing To make an appointment to view this property please contact Howes Estates on 01837 83393

Directions

From the village square travel onto Castle Street passing the Baptist church on the left. The plot can be accessed from the community centre car park on the left.

