



Building Plot & Land, Nr Rose Ash

Guide Price £195,000 Freehold

4 bedroom plot for sale

Description

ABOUT THE PLOT

A superb development opportunity to create a four bedroomed detached house arranged over two floors dwelling with superb unspoilt rural views, nestled amongst a wooded setting. The site extends to 2.25 acres of pasture and mature trees in a private yet accessible setting with gated entrances from the country lane. The site occupies an extremely accessible position just 0.2 of a mile from the B3227 leading to the village of Umberleigh. The nearby popular village of Chittlehampton is within 2 miles and the market town of South Molton just 6.5 miles distant.

The site was formerly Devon County Council Highways Depot.

We understand that mains electricity and water are connected onsite. Drainage would be an installation of a treatment plant. A private bore hole may also be an option, if required.

The land areas available can be found on the enclosed identification land plan.

Planning permission was granted by North Devon council on the 20 Nov 2023 for the conversion of an existing commercial building to a new dwelling. The planning consent shows approval for a 4 bed two storey South facing Dwelling which is set just of a quiet road in



a sheltered spot with about 2.25 acres of adjacent land to the front and rear of the site.

<https://planning.northdevon.gov.uk/Planning/Display/77391>

The approximate gross internal area extends to about 95 m² (1,022 sq ft).

The current proposed accommodation can be found on the enclosed floorplans. The plot is edged red shown on the on the enclosed identification plan extending to just over 2.25 Acres.

THE AREA

The plot is located in a superb position enjoying easy access from Dicks Hill directly onto Rackenford Road. The villages of Rose Ash, Bishops Nympton and Rackenford are all located close by with the larger towns of South Molton and Tiverton within easy reach.

SERVICES & OUTGOINGS

We understand that mains electricity and water are located within the land. Alternatively a bore hole could be installed.

Drainage - To install a new private treatment plant.

North Devon Council -

<https://planning.northdevon.gov.uk/Planning/Display/77391>

DIRECTIONS

From South Molton, leave the town on the B3227 and continue straight on this road for 1.5 miles and turn right signed Bishops Nympton/Rackenford. Stay on this road for 4.4 miles and at Five Crossway take the second turning right signed, Meshaw, Witheridge & Chulmleigh. After just 0.4 of a mile the plot is on the left hand side.
What 3 Words Location -///peanut.rats.sneezing

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE
CONTACT THE OFFICE PRIOR TO VIEWING THE PROPERTY.

DIGITAL MEDIA LINKS

VIRTUAL TOUR AVAILABLE

IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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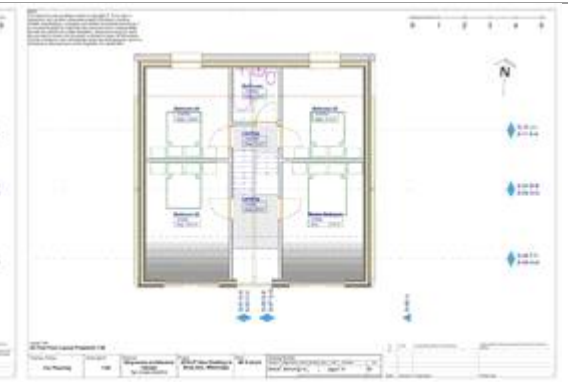
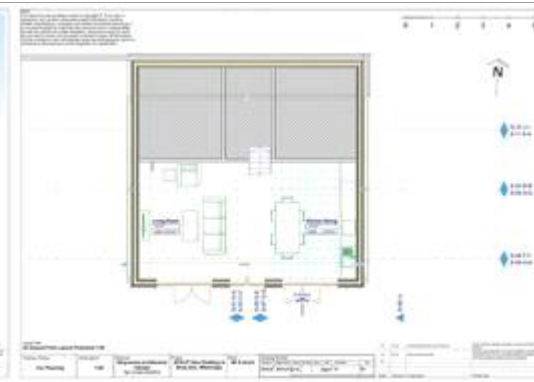
Tenure: Freehold

Electricity supply: Mains

Water supply: Mains

Tenure

Freehold





Viewing by appointment only
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