



MICHAEL ADEY
PROPERTY



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PLOT AT BACK LANE
CHITTLEHAMPTON



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DEVON - EX37 9QW

ABOUT THE PLOT

Located just off the historic and picturesque Chittlehampton Square is a unique opportunity to acquire an attractive building plot with full residential planning permission to create a four bedroomed detached house enjoying superb views over the village and surrounding countryside. The land extends to about 0.14 of an acre with the additional benefit of a large garage/workshop.

Please note; whilst the planning has granted parking and a garage, we understand that the vehicular access is to the existing garage shown on the enclosed identification plan. There is a right of way to the plot. The conveyance document states that the property has the benefit of "at all times of the day and night access over and along the path and roadway coloured brown on the plan for the purposed of access to the various pieces and parcels of land conveyed." There is also a separate grant of "a right of way on foot and with or without wheelbarrows." All title registers and plans are available upon request.

Planning consent was granted in April 2025. Link to the full details can be found here:- <https://planning.northdevon.gov.uk/Planning/Display/79593>





THE AREA

The land occupies a delightful elevated position just off the heart of this historic village square, dominated by an impressive 15th century parish church. The village has a thriving local community including, a post office/village shop & cafe, a cricket club and the award winning public house, The Bell Inn. There are further local facilities at High Bickington and Umberleigh, which has a railway station on the Tarka Line with a regular sprinter train service to Barnstaple and Exeter.

South Molton offers an excellent range of everyday services including shops, schools, restaurants, together with a Sainsburys supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





South Molton - **5.7 miles**
Barnstaple - **10.1 miles**
Exmoor National Park - **10.4 miles**
Exeter - **35 miles**



Umberleigh Primary - **2.1 miles**
South Molton - **5.7 miles**
West Buckland - **5.2 miles**
Chulmleigh Academy - **10.3 miles**



Instow Beach - **18.2 miles**
Saunton Sands - **17.5 miles**
Westward Ho! - **19 miles**
Croyde Bay - **20 miles**



Umberleigh Station - **2.3 miles**
Barnstaple Station - **10.1 miles**



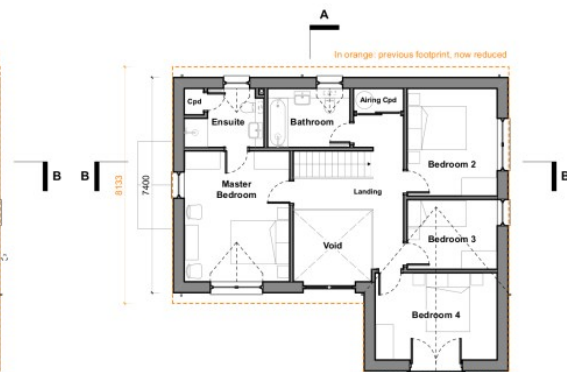
A361 North Devon Link Road - **8.4 miles**
Junction 27 (M5) - **29 miles**



Exeter Airport - **46 miles**
Bristol Airport - **78 miles**



Ground Floor Plan
Scale: 1:100



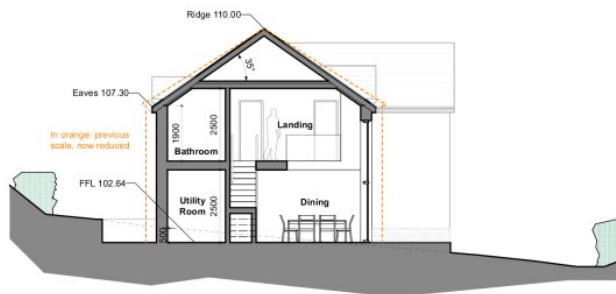
First Floor Plan
Scale: 1:100



Existing Site Plan
Scale: 1:200



Proposed Site Plan
Scale: 1:200



SECTION A-A
Scale: 1:100



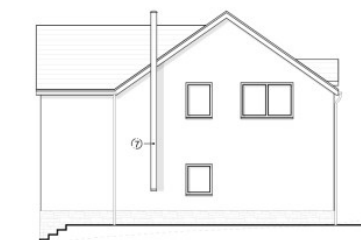
SECTION B-B
Scale: 1:100



SOUTH WEST ELEVATION
Scale: 1:100



SOUTH EAST ELEVATION
Scale: 1:100

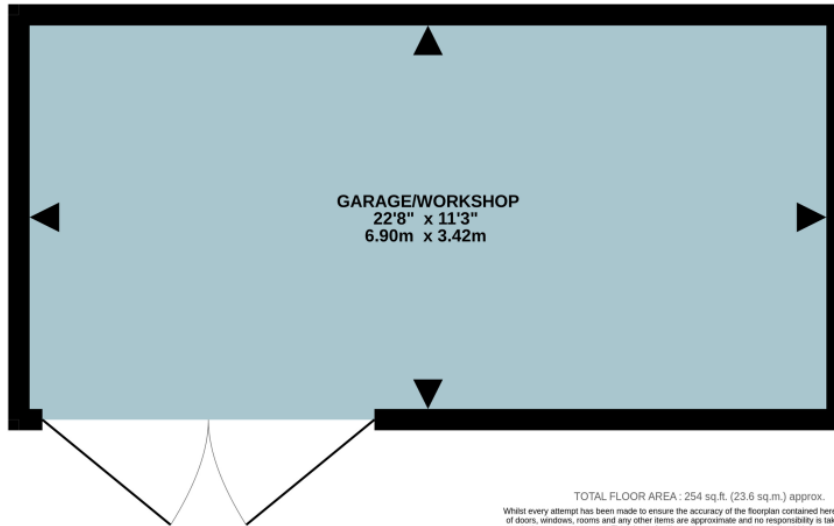
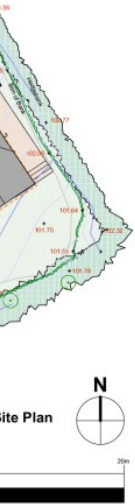


NORTH EAST ELEVATION
Scale: 1:100



NORTH WEST ELEVATION
Scale: 1:100

254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 254 sq.ft. (23.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTES

Tenure - Freehold and offered with vacant possession.

Rights of way, Easements & Wayleaves - The property is sold subject to, and with all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

We understand that there are no other rights of way or footpaths crossing the land.

Land Plans - A plan which is not to scale is included in these details for identification purposes only.

Services - We understand that the mains sewerage, electricity and water is located close by. Interested parties would need to make their own investigations.



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.





DIRECTIONS

From Chittlehampton village square, proceed up towards the Church and take the left entrance onto back lane. Follow the lane and the garage/workshop is just on the bend. Continue on foot and the entrance to the plot is on the right hand side just before the Cricket Club ground.

What 3 Words Location - [///puff.plank.sprinting](http://puff.plank.sprinting)

VIRTUAL TOUR

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

Property Reference #RS0833

VIEWING & CONTACT

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