



The Berries

Chulmleigh, Devon

Carter Jonas

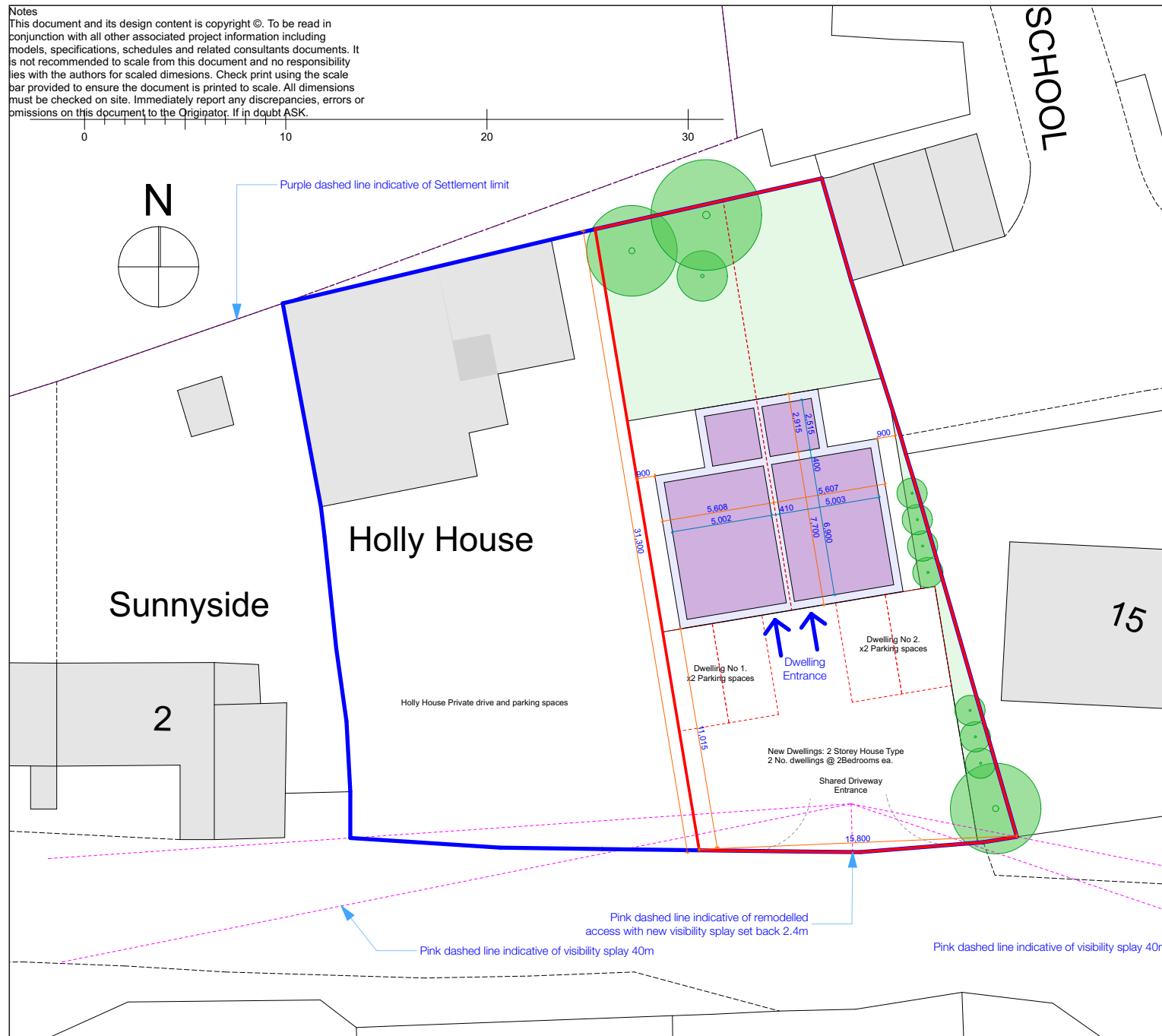
The Berries Chawleigh Chulmleigh Devon EX18 7EZ

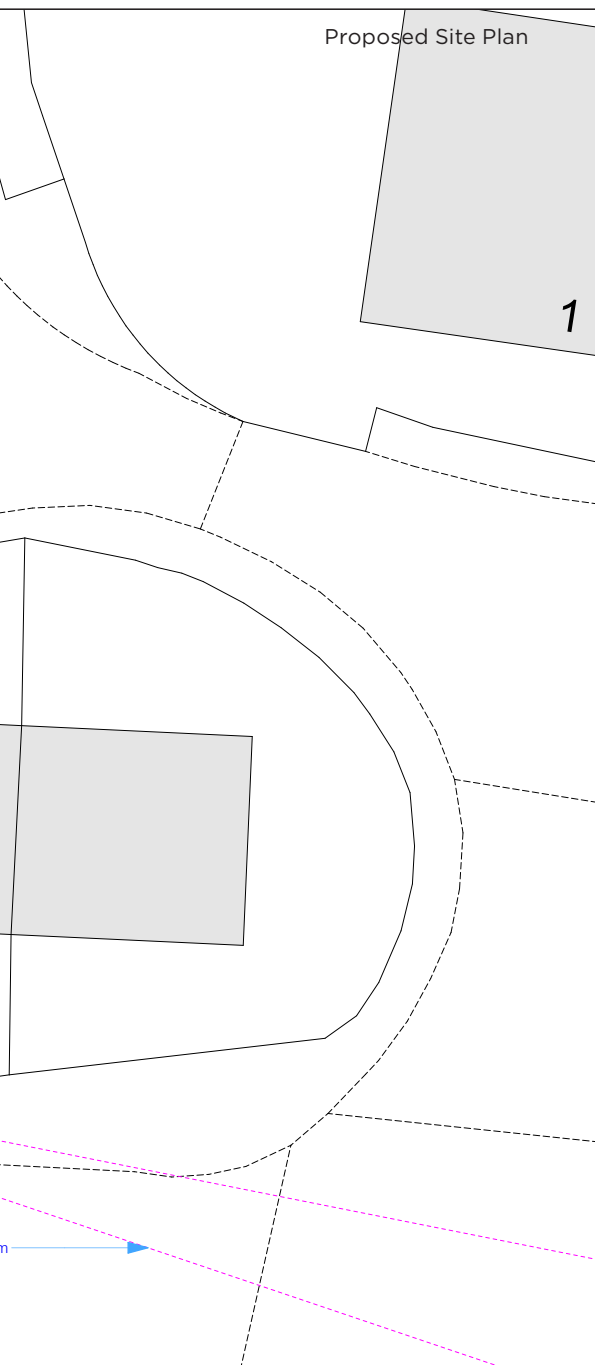
A development site with
outline planning permission
for two semi-detached two-
bedroom dwellings.

The development site comprises a level
parcel of land within the village of Chawleigh
with the benefit of outline planning
permission which was granted by Mid Devon
District Council under planning application
reference 23/00335/OUT in May 2023.

For sale by private treaty as a whole.

Carter Jonas





Location

The site is located in the soughtafter village of Chawleigh, which offers two public houses, a church, post office/ village shop, and a regular bus service. Eggesford station is less than three miles away, and provides easy access to Exeter and Barnstaple on the Tarka Line, passing beautiful countryside and villages along the way. The local town of Chulmleigh offers a further range of amenities including Primary and Secondary Schools, a Doctors Surgery and Pharmacy.

Method of Sale

The property is offered for sale by private treaty with a guide price of £165,000.

Tenure & Possession

The freehold of the land is offered for sale with the benefit of vacant possession upon completion.

Planning

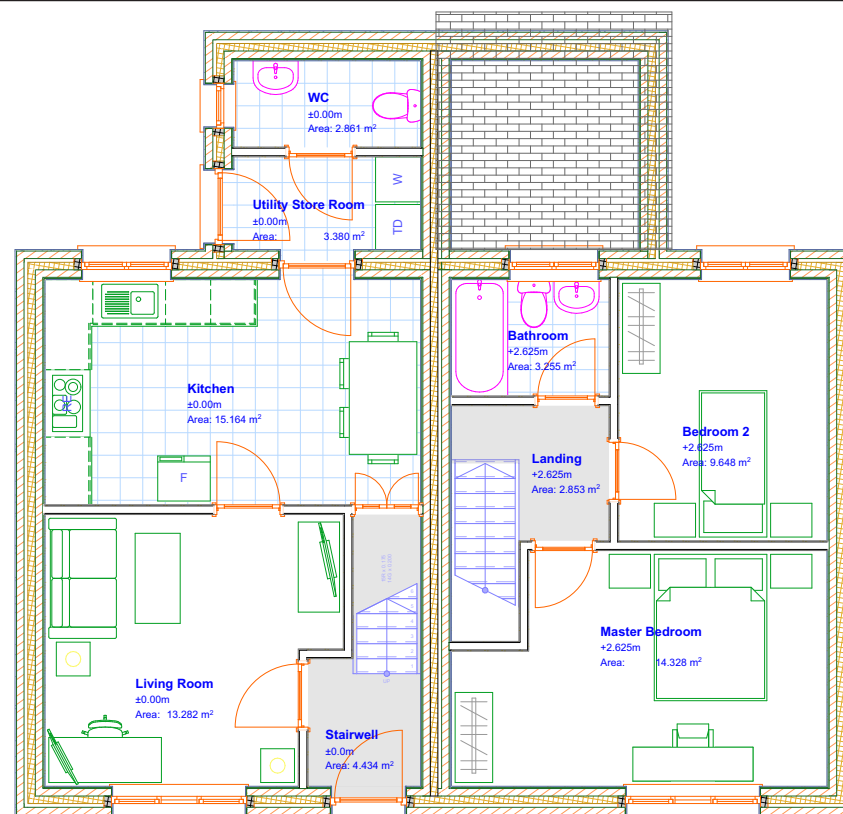
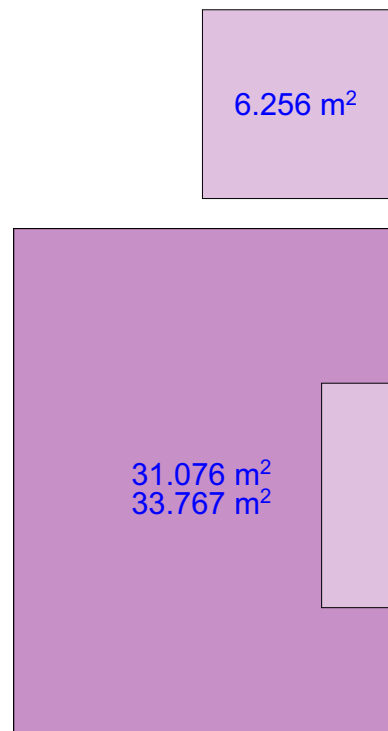
Outline planning permission was granted by Mid Devon District Council under planning application reference 23/00335/OUT in May 2023 for the erection of up to two dwellings on the site.

Services

Mains water and electricity are available in the road to the south (B3042).

Mains drainage is available within the site.

Proposed Floor Plan



Health & Safety

Potential purchasers should take particular care when inspecting the site, being mindful of potentially uneven, slippery, and steep surfaces.

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Viewings

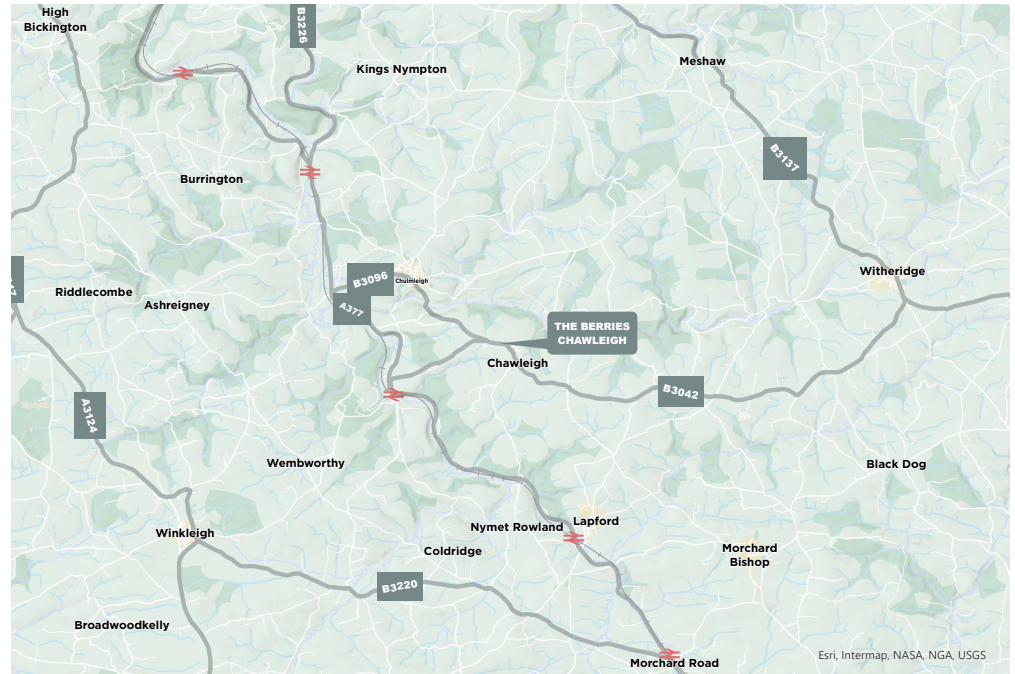
Viewings are by appointment with the agents, Carter Jonas.

Directions

Heading through the village of Chawleigh towards Chulmleigh, the site can be accessed from the B3042, just after the right turning onto Bells Close.



/// enacted.swatted.loom



Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
01823 428 591 | david.hebditch@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
18 Davies Street, Mayfair W1K 3DS

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

carterjonas.co.uk
Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE