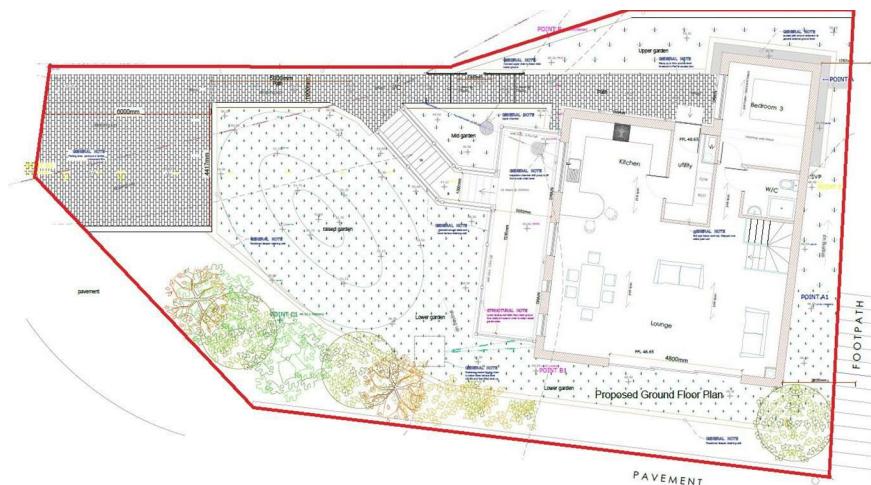


- **Building plot in excess of 350 sqm in Crediton**
- **Full planning and building regulation drawings**
- **Water and electricity already to site**
- **Site excavated and ready to go**
- **Initial building control and warranty approval**
- **No chain**



Offers Over £100,000



SITE AT GOLDEN JOY
Crediton EX17 1EA



Located in an elevated position with southerly town and countryside views, this is a great opportunity to build your own home or as a one-off development. It is found on the junction of Golden Joy and Longmeadows with good access. Temporary water and electric supplies have been made to the site and the ground excavated to size and depth, meaning it truly is a site that is ready to go upon completion. The site is in excess of 350 sqm.

Planning was passed under the Mid Devon reference of 17/01263/FULL for the erection of a detached, contemporary style home, being reverse level to enjoy the views. The original planning was to incorporate 3 bedrooms (two with ensuites), a family bathroom, utility, open plan living/dining room opening into the kitchen. The drawings show a house of over 1600 sqft – which is a sizeable house! The contemporary styling will allow the house to blend into the hillside and the focus is all to the south which is of course, where the light and views come from. Outside will be off-road parking and a terraced garden.

The site comes with the building control approved drawings, all S106 paid and the initial approval is in place for the commencement of works from building control. There is also the first step of a 10 year Build Zone warranty in place which could be continued by a new purchaser if required (future payments will be the buyer's responsibility).

In all, with a shortage of small projects and self-build sites, plus the work already done here, this is a great opportunity to build a great home.

Council Tax: TBC

Utilities: Temporary electric and water supplies to site

Drainage: To be connected to mains drains

Heating: NA

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton Town Square proceed along Parliament Street passing the Library & Park on your right, upon arriving at a mini roundabout turn left into Jockey Hill and immediately right into Pounds Hill. Proceed almost to the top and turn left into Longmeadows, then take the first right into Golden Joy and the site can be found on the right hand side.

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



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