

An aerial photograph of a residential street in Crediton, Devon. A large, lush green plot of land is the central focus, situated between a row of houses on the left and a road on the right. The plot is densely wooded with various types of trees. To the left, there are several houses with different roof colors (red, grey, black). To the right, a road with yellow markings has a white bus and a black car. In the background, more houses and a shop are visible.

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

**£225,000 plus an overage clause
of 25% over the overall value**

**42 High Street, St Saviours Way, Crediton,
Devon, EX17 3PJ**

**0.24 Acres
(0.1 Hectares)**

Summary

- Freehold potential development site for sale
- Approx. 0.25 acres (01.ha)
- Closely located to the town centre
- Pedestrian access onto the High Street
- Lapsed planning consent for 3 dwellings (under application 17/01011/FULL)
- Single track shared access
- Potential for further additional development subject to planning

Location:

Crediton is a Mid Devon market town with a population in excess of 8,300 with a catchment area serving surrounding villages. The nearest major centre is Exeter approximately 7 miles to the south and the town is served by Crediton railway station on the Barnstaple branch line.

The site is located to the rear of No 42 High Street Crediton in close proximity to the car park off Saviours Way. The surrounding area comprises a mix of residential dwellings to the north of the site along with commercial uses along the High Street.

Description:

The property comprises a plot of land with development potential subject to planning. The site has pedestrian access from the High Street via Albert Place and vehicular access via an unnamed track which runs directly to the north of High St car park. The site benefits from a fenced boundary and there are two dilapidated buildings on site.

The site has lapsed planning consent for the erection of three dwellings under planning application 17/01011/FULL dated August 2017.

In addition there could be scope to develop an 8 unit scheme arranged in two blocks of 4, each with their own rear gardens and communal bin and bike store. The plans are for the units to be 1.5 storey high providing 1-bed dwellings. Applicants should make their own enquiries in this respect.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	hectare	acre
Total	0.1	0.24

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An EPC is not applicable for this property.

Planning:

The site has lapsed planning consent for the erection of three dwellings under planning application 17/01011/FULL dated August 2017.

Business rates:

Business Rates are not applicable for this property but when the properties are built they will need to be accessed for Council Tax purposes should the development consist of residential dwellings.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available freehold.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

Charles Harris

Tel: 07809 199583

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP