

Development Site at Hele

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Hele Square, Hele,Exeter, EX5 4PN

Bradninch (1 mile) - Cullompton (4 miles) - Exeter (9 miles)

Residential Development Opportunity with Permission in Principle for three dwellings (Lot 1) plus adjoining stone barn and additional land (Lot 2) in Hele, Devon.

- Development Site and additional stone barn with road frontage
- Totalling approximately 0.36 of an acre
- Offers invited on Unconditional or Conditional basis
- Permission in Principle for three open market dwellings
- Excellent rural location with convenient transport connections
- Freehold Disposal available together or in two Lots

Asking Price £225,000

SITUATION

Located within the picturesque Devon countryside, the village of Hele is a charming rural village conveniently located for access to Exeter. Local shops, traditional pubs, and village amenities are all within easy reach, while the bustling town of Cullompton and the M5 offer swift connections to Exeter, Taunton, and beyond. Families benefit from well-regarded schools in the area, and outdoor enthusiasts are spoiled for choice with scenic walks, cycling routes, and the stunning South West coastline only a short drive away. The site enjoys excellent connectivity via the B3181, giving swift access to the City of Exeter, the M5 at Junction 28 (Cullompton), to Tiverton Parkway railway station with mainline services to London Paddington. Exeter Airport is approximately 8 miles away.

DESCRIPTION

The Property is offered as a whole, or in two Lots.

Lot 1 (shown edged red on the accompanying plan) - extends to approximately 0.25 of an acre. The land comprises a residential development opportunity and benefits from Permission in Principle (Ref: 24/01143/PIP) for the construction of a terrace of up to three residential dwellings, each with two parking spaces and garden to the front and rear. Please ask Stags for further information in relation to the Permission in Principle.

Lot 2 (shown edged blue on the accompanying plan) - consists of and existing building (measuring approximately 13.5m x 5m) which is of a traditional construction with walls of brick, stone and timber panels under a timber frame roof covered with corrugated steel sheets. The building has been used as storage most recently. In addition, Lot 2 consists of land extending to approximately 0.1 of an acre, which lies behind the stone building. The traditional stone barn may offer potential for change of use or conversion, subject to obtaining all necessary planning permissions (including pursuant to Mid Devon Local Plan Policy DM9 (Conversion of Rural Buildings)).







METHOD OF SALE
The freehold Property is offered as a whole by way of private treaty with vacant possession upon completion. The vendors preference is to sell the whole of the Property on an unconditional basis, but offers are also invited for each Lot, or alternatively on a conditional basis, subject to receipt of a satisfactory technical details consent in relation to the part of Lot 1 that benefits from the Permission in Principle. For further information, please contact Stags.

PLANNING PERMISSION
Planning in Principle (ref: 24/01143/PIP) was granted at Appeal (ref: APP/Y1138/W/25/3360104) on the 17 June 2025, for a minimum of 2 and maximum of 3 dwellings at Strathculm Road, Hele, Devon EX5 4PN in accordance with the terms of the application. Each dwelling to comprise 3 bedrooms, 2 parking spaces and gardens front and rear.

Mid Devon District Council does not currently have an adopted Community Infrastructure Levy (CIL) requirement.

ACCESS & SERVICES
There are currently no services connected to the Property but it is anticipated that connections to mains water and electricity are available nearby. Interested parties should rely upon their own investigation and enquiries with the highways authority and relevant utilities providers.

OWNERSHIP AND LEGAL TITLE
The property is registered with HM Land Registry under the registered title numbers DN531946 and DN762758. It is understood that the Property is subject to a TPO, and that part of the Property is designated as a Traditional Orchard.

The sale of the property is subject to all wayleaves, covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

AGENTS NOTE
Please note the owners have not elected to tax the property for VAT purposes.

INFORMATION PACK
Access to a pack of supporting information is available to interested parties on request.

VIEWINGS
Strictly by appointment through Stags. Viewing inside the building can be facilitated on request. Viewers are advised to take care during inspection.

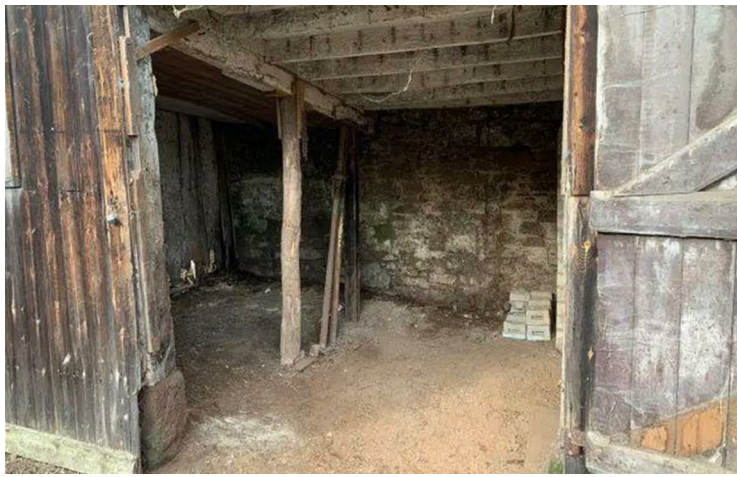
Please call our Exeter office on 01392 286909, or our Development Land office on 01392 286949 to arrange an appointment.

DIRECTIONS
The Property is located in Hele, and lies to the North of Strathculm Road, close to the junction with Station Road. At the centre of Hele and with Devon Valley Mill on your right, take the left turn onto Stratchculm Road. The property is on the right and is marked by a Stags sale board. Postcode: EX5 4PR What3Words: wiped.movie.arise

DISCLAIMER
Please note that these particulars (including all plans and drawings) are for illustration purposes only and are not guaranteed to be accurate or to scale. The particulars are a guide only and are not to be relied upon for any purpose.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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