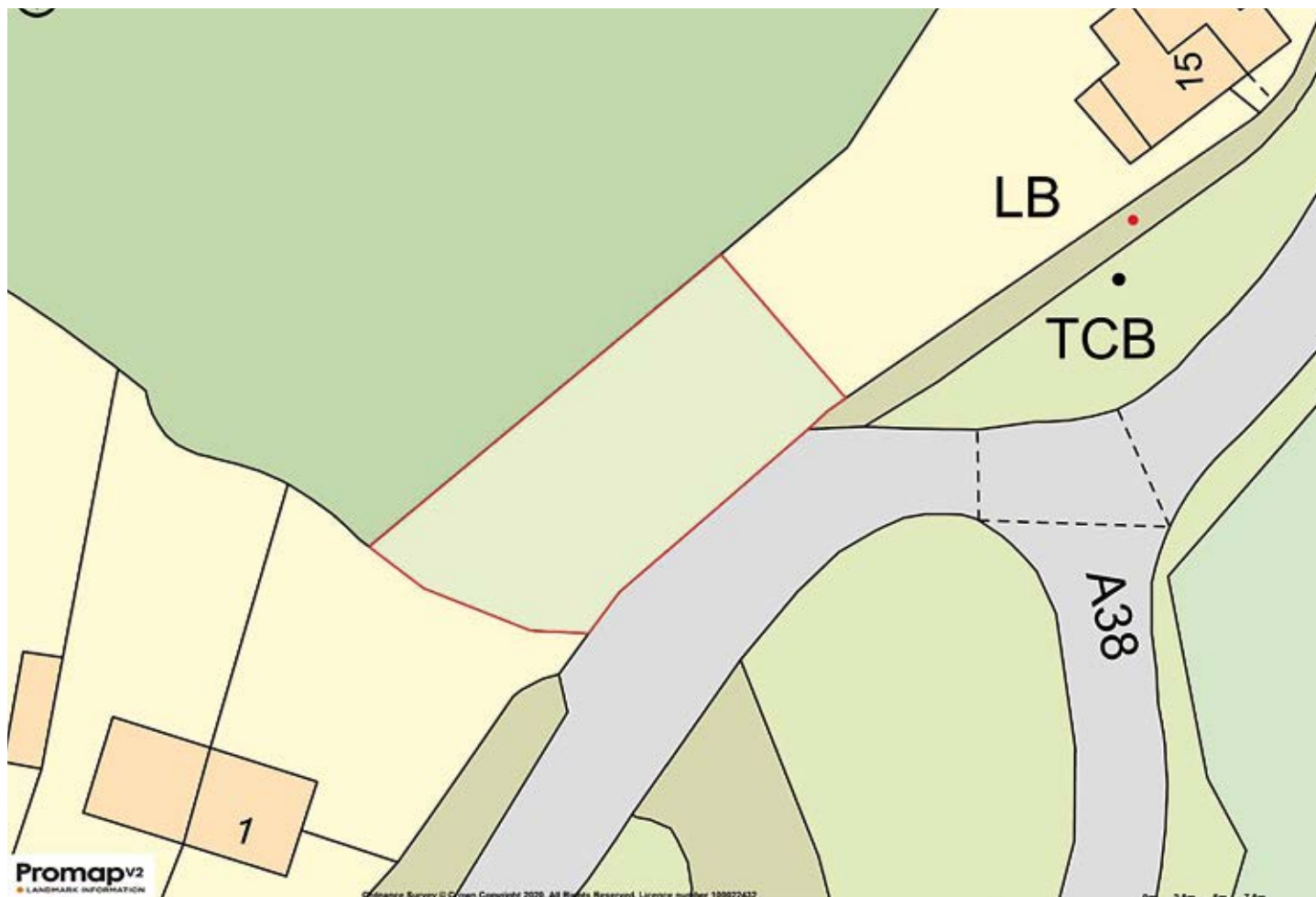


LOT  
15

Land adjacent to Cross View, Lower Dean, Buckfastleigh, Devon TQ11 0LS

\*GUIDE PRICE £55,000+



A parcel of land with granted permission to erect two affordable houses, set in Buckfastleigh, Devon.

#### DESCRIPTION

An easily accessible parcel of land which is set in front of open fields, enjoying views of the surrounding area. The plot has planning under the reference 0128/17 for two properties to be built subject to the conditions granted via Dartmoor National Park Authority.

#### LOCATION

Buckfastleigh is a small market town in Devon which lies on the edge of the Dartmoor National Park. Benefiting from good transport links via the A38 towards both Plymouth and Exeter. The town of Ashburton is approximately 4.1 miles away, featuring public houses and the gateway to Dartmoor itself.

#### PROPOSED ACCOMMODATION

The properties will be detached, each one comprising of an entrance hallway, lounge, kitchen and cloakroom to the ground floor. To the first floor will be three bedrooms (with the master having an en-suite), family bathroom and a cloakroom.

**Outside** Each unit will have its own garden and parking.

#### PLANNING

Conditional planning was granted for the "Construction of two dwellings (intermediate affordable)" on the 9th of November 2017, under the reference 0128/17. For further information on the full application, please visit the Dartmoor National Park Authority planning website, or contact the Park Authority switchboard on 01626 832093. All prospective purchasers should make and rely on their own findings.

#### EPC

Energy Efficiency Rating – Exempt

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Viewing directions from Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.

