



**Description**

Land with planning for two × three bedroom detached houses, enclosed rear gardens backing on to open countryside and parking in the sought after hamlet of Lower Dean. The planning permission in place is for ‘intermediate affordable’ dwellings which can be sold or let at 80% of market value. Planning: A Grant of Conditional Planning Permission was issued by Dartmoor National Park Authority, under application number 0531/20, on the 29th March 2021 for ‘Construction of two three bed ‘intermediate affordable’ dwellings, associated parking and turning, 1 Cross View, Dean Prior’. Interested parties must make and rely upon their own planning enquiries of Dartmoor National Park Authority.

**Situated**

Lower Dean is an ancient hamlet settlement conveniently located adjacent to the A38 at the mid-way point between Plymouth and Exeter. It lies on the south east boundary of Dartmoor National Park circa half a mile from the town of Buckfastleigh.

**Proposed Accommodation Per Unit**

**Ground Floor**

Entrance hall, cloakroom/WC, kitchen, living room.

**First Floor**

Landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom.

**Outside**

Gardens and two parking spaces per plot.

**Viewings**

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.



**Note**

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**Utilities**

We understand that the site provides easy access to all main utility services, with the electricity supply terminating within the site boundary. Quotations for the connection of all utility services are supplied within the legal pack.