

# Former Red Lion Inn Development Site

Ref No: 4327

Tedburn St. Mary, Nr. Exeter, Devon, EX6 6EQ



## Development Site with Planning Permission For 4 Dwellings

Situated in a Desirable Village Only 3 Miles from Dartmoor National Park and Just off the A30

Substantial Property and Car Park in Sizeable Plot

2 Rapid Charge Electric Vehicle Charging Bays

Additional Area For Further Potential Development (STP)

£370,000 Freehold

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## LOCATION

The former Red Lion is situated in the centre of the popular and much sought-after village of Tedburn St Mary, which offers an excellent range of local facilities. Access to the A30 dual carriageway is within a mile and links Cornwall in the west and Exeter and the M5 motorway in the east. The village has a population of approximately 1,500 and lies in attractive countryside within 3 miles of the Dartmoor National Park and just 7 miles from the Cathedral City and County Town of Exeter with its intercity rail links to London and its international airport.

## DESCRIPTION

The former Red Lion Inn is a substantial former village freehouse which was closed in 2022. In July 2024 Teignbridge District Council granted planning consent (Ref No: 24/00265/FUL) for the change of use and conversion of the former public house and one flat into four houses with associated garden and parking including the demolition of single storey extensions and retention of EV charging facility (until 2026). The site also includes a further area of undeveloped land that could potentially be further developed STP.

For further information and full Decision Notice please visit:

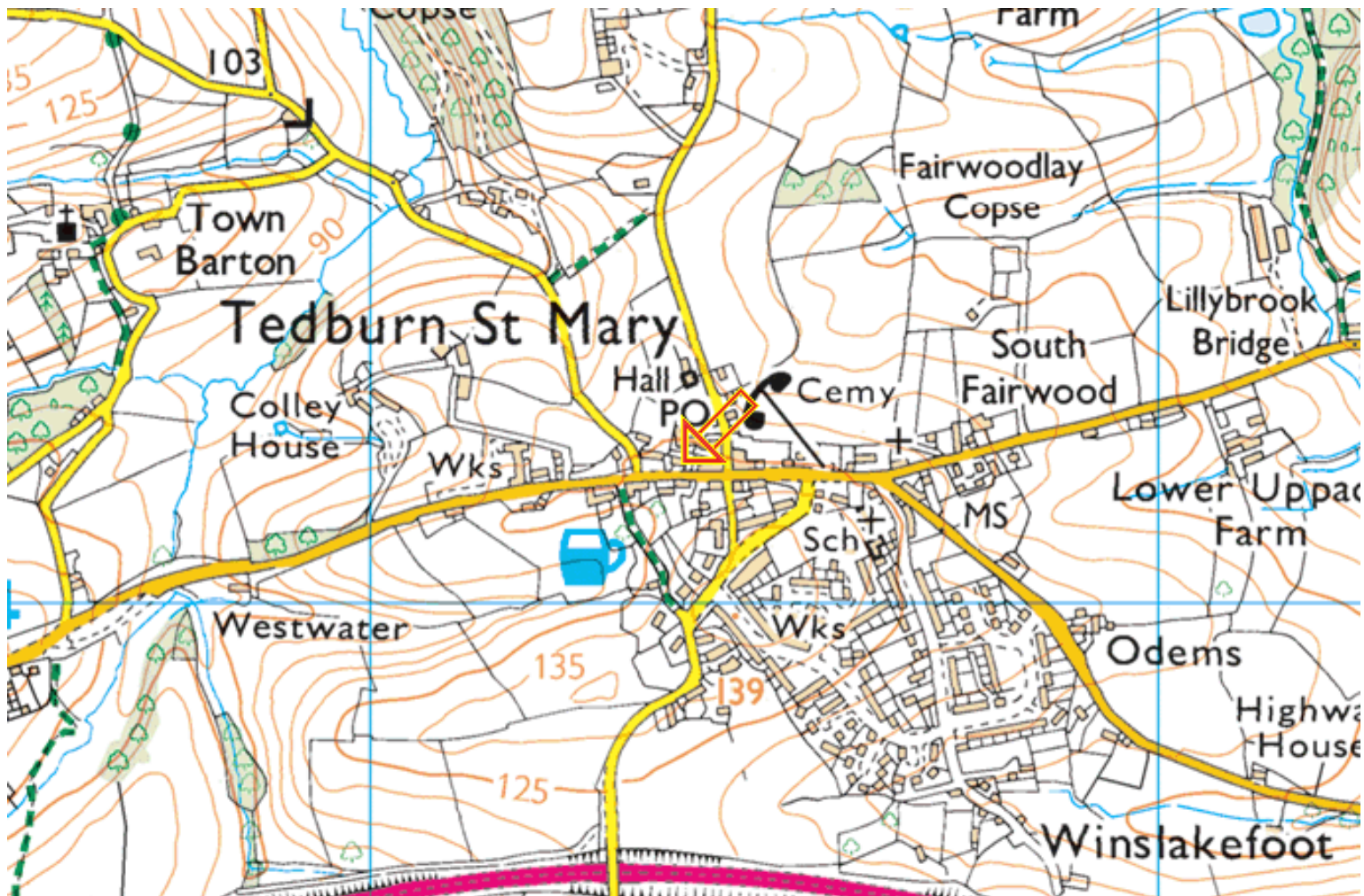
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8SXLQPZG5E00>

## EPC RATING C

For further information regarding the sale please contact Matt Bettesworth.

Tel. 01803 212021.

Email: [matt@bettesworths.co.uk](mailto:matt@bettesworths.co.uk)



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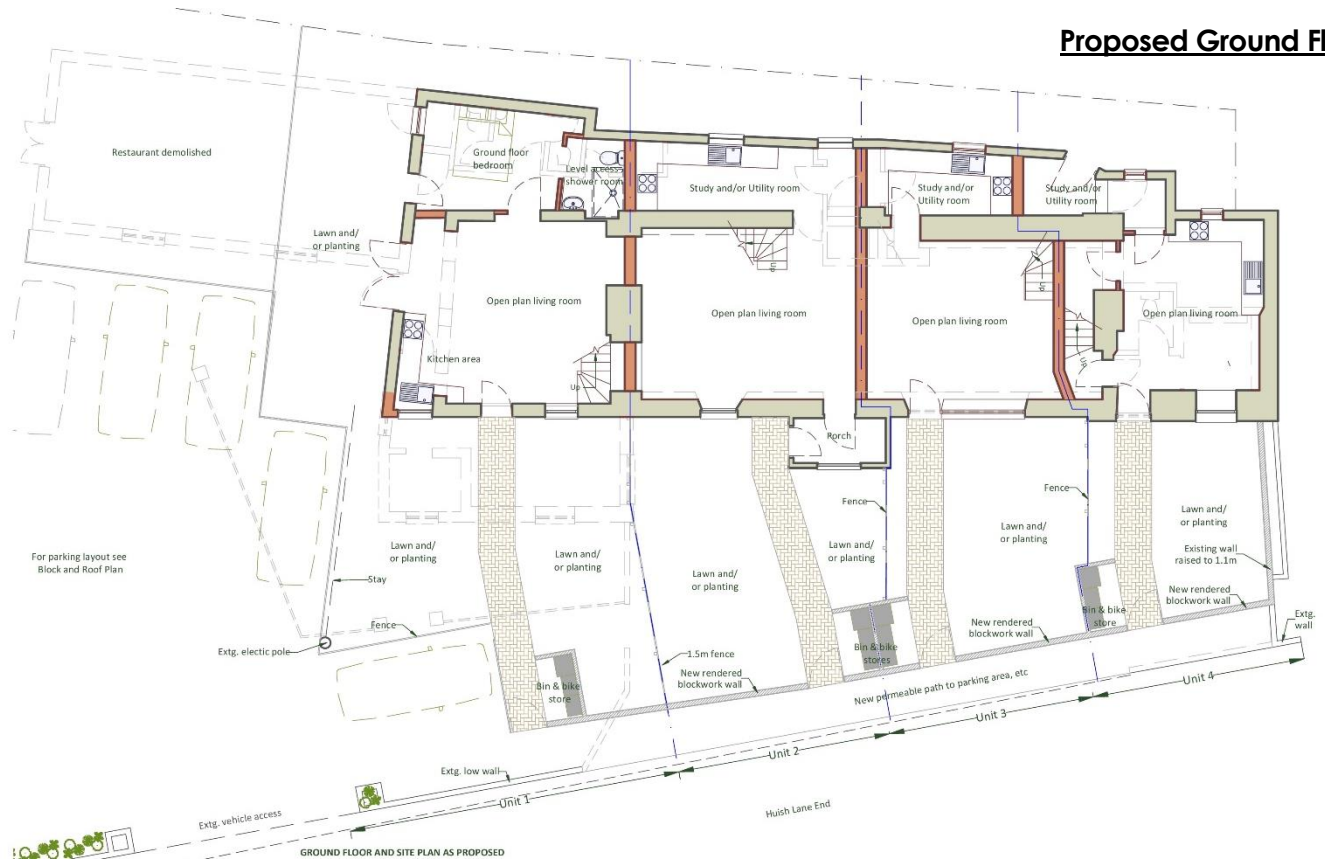
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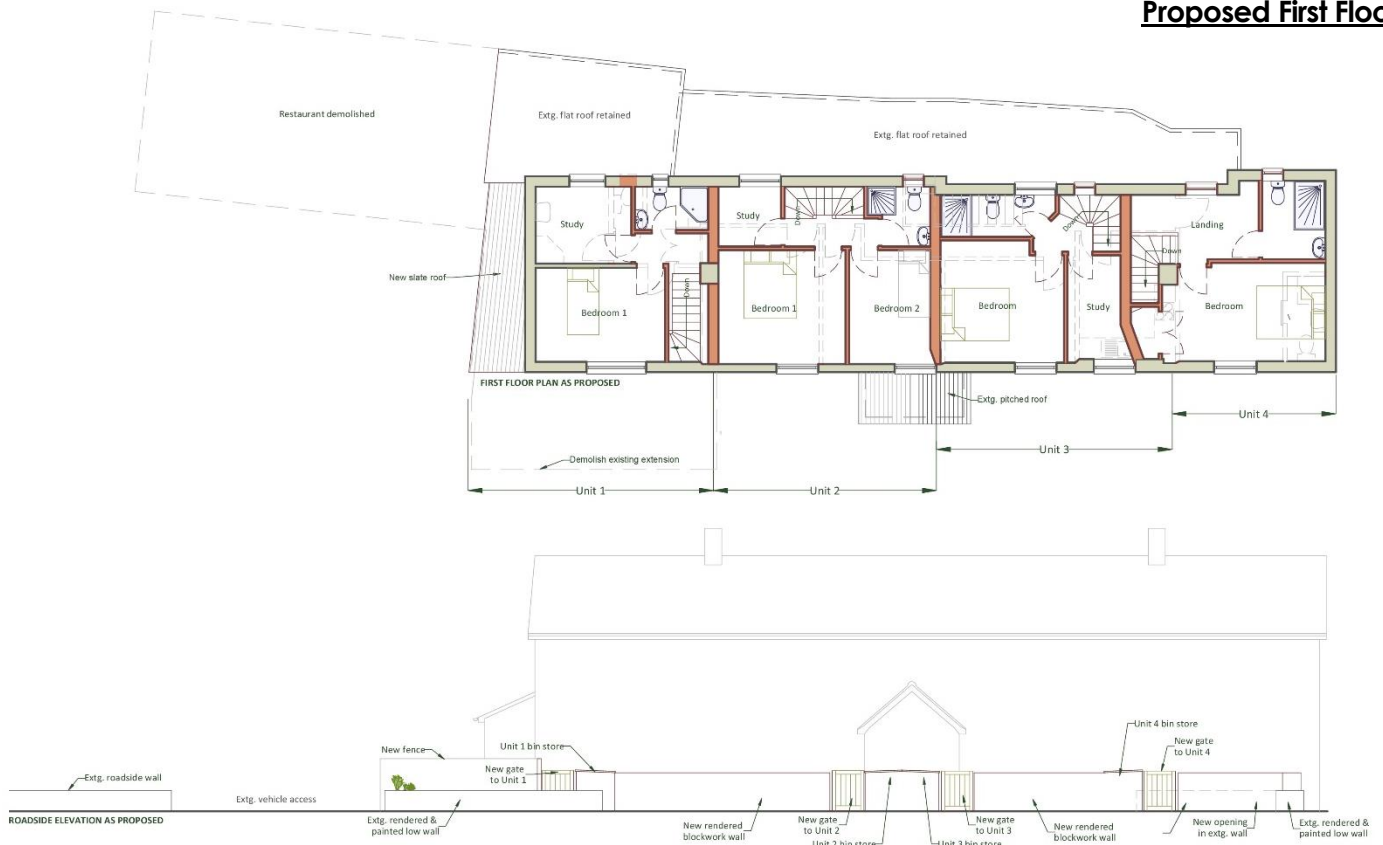
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## Proposed Ground Floor



## Proposed First Floor



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## Proposed Elevations



## Block Plan



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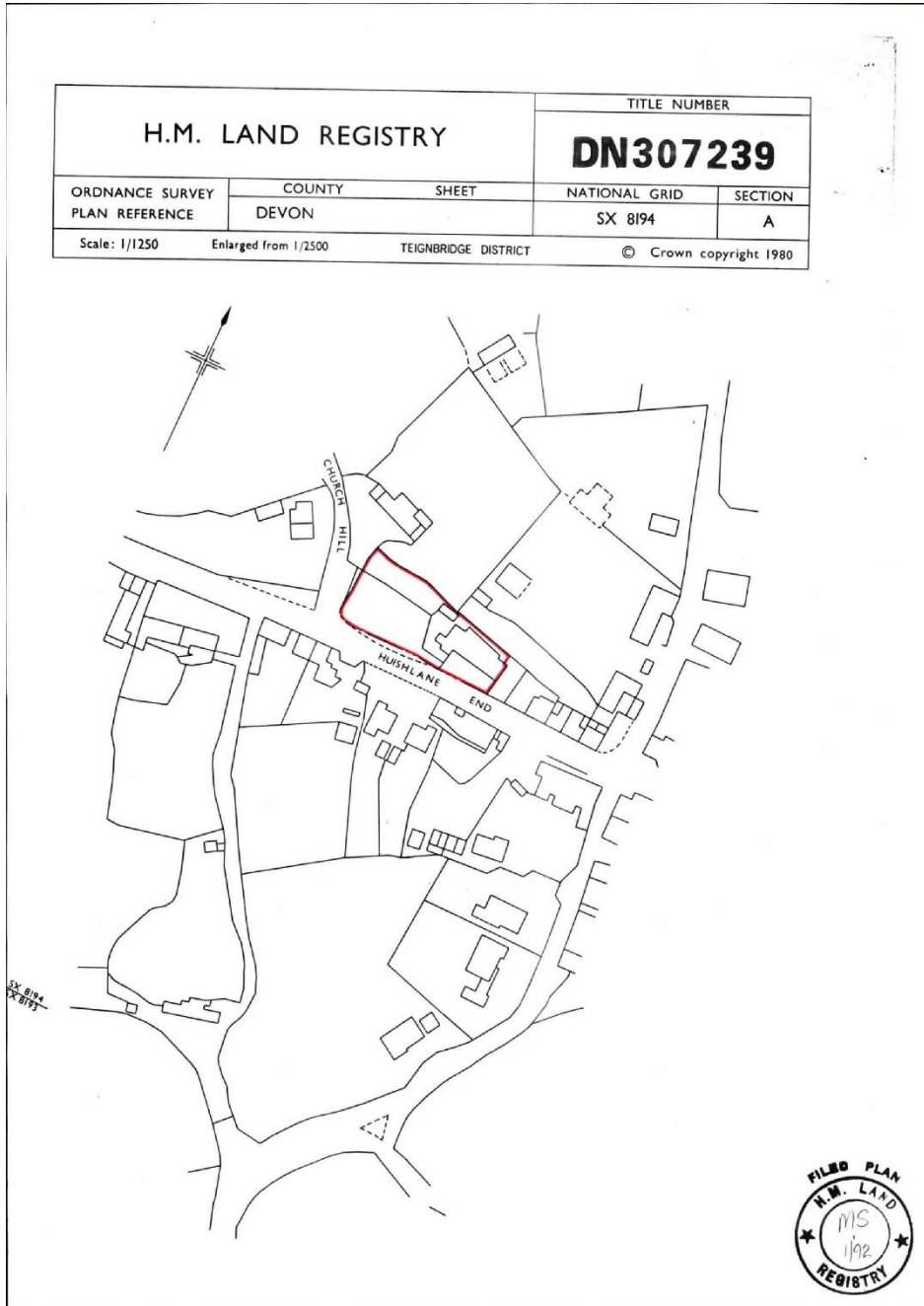






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