

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)

£395,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



Former Red Lion Inn

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

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:

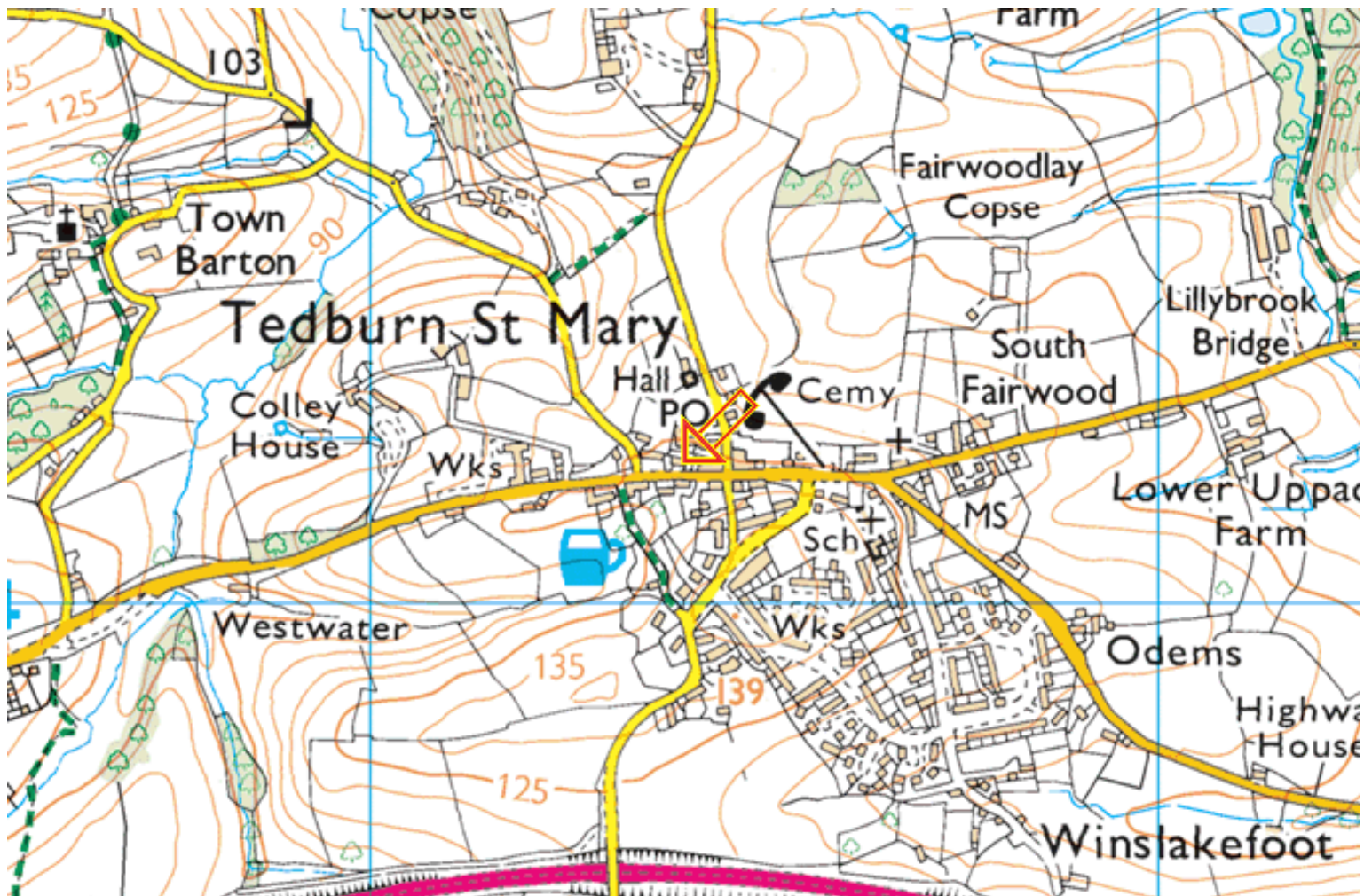
<https://publicaccess.teignbridge.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8SXLQPZG5E00>

EPC RATING C

For further information regarding the sale please contact Matt Bettesworth.

Tel. 01803 212021.

Email: matt@bettesworths.co.uk



Interested in this property?

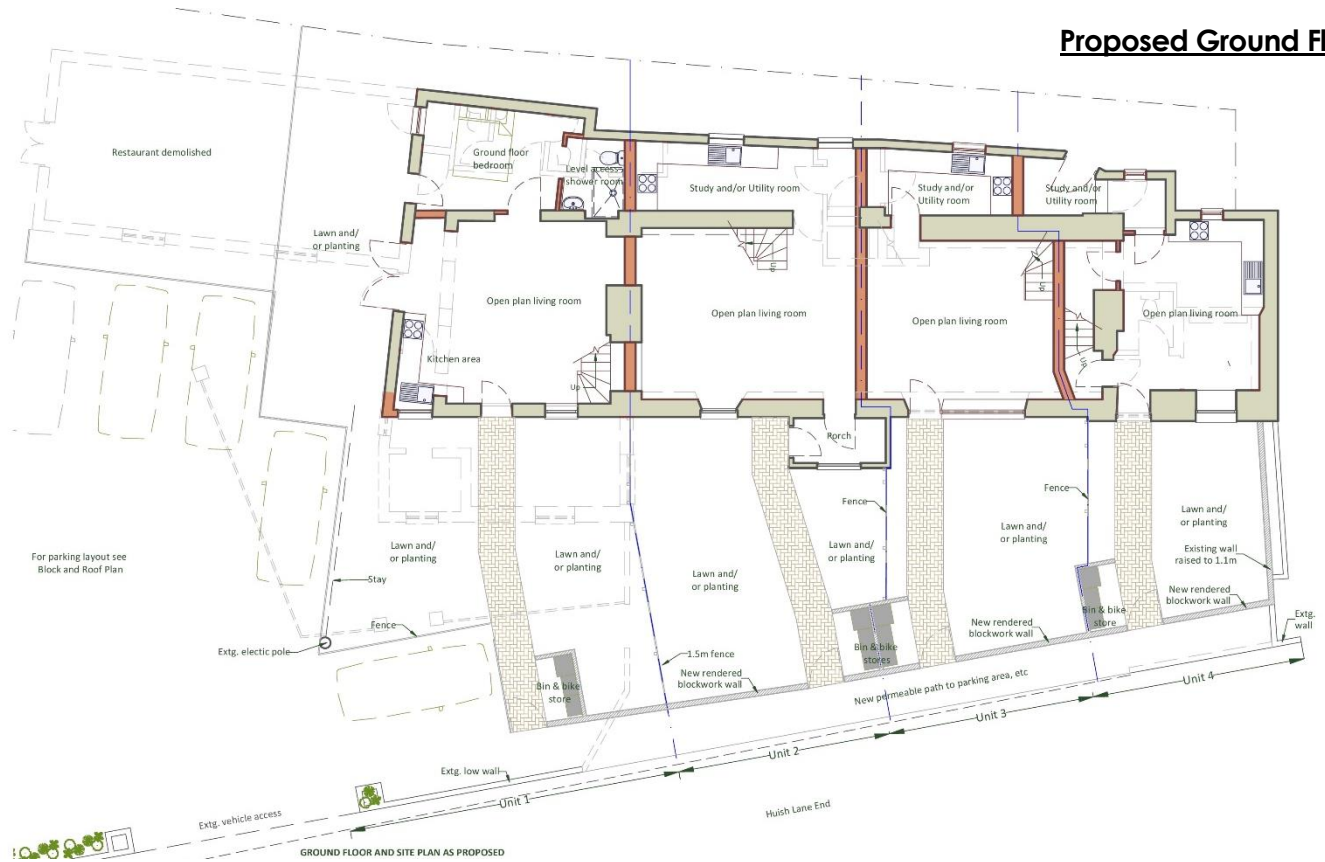
T.01803 2120 21 bettesworths.co.uk



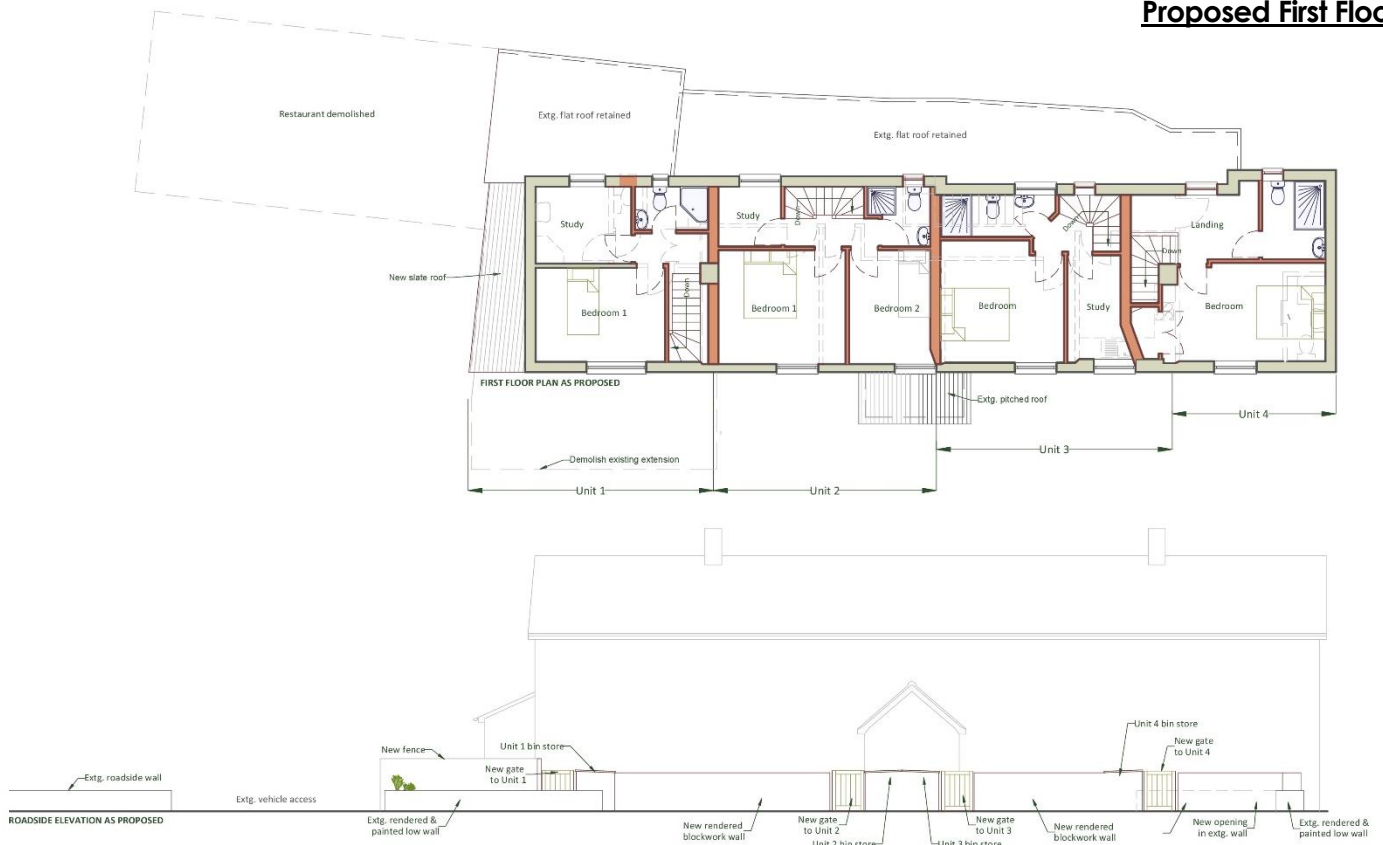
Former Red Lion Inn

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

Proposed Ground Floor



Proposed First Floor



Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



Family Business
3 Generations
Since 1943



Former Red Lion Inn

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

Proposed Elevations



Block Plan



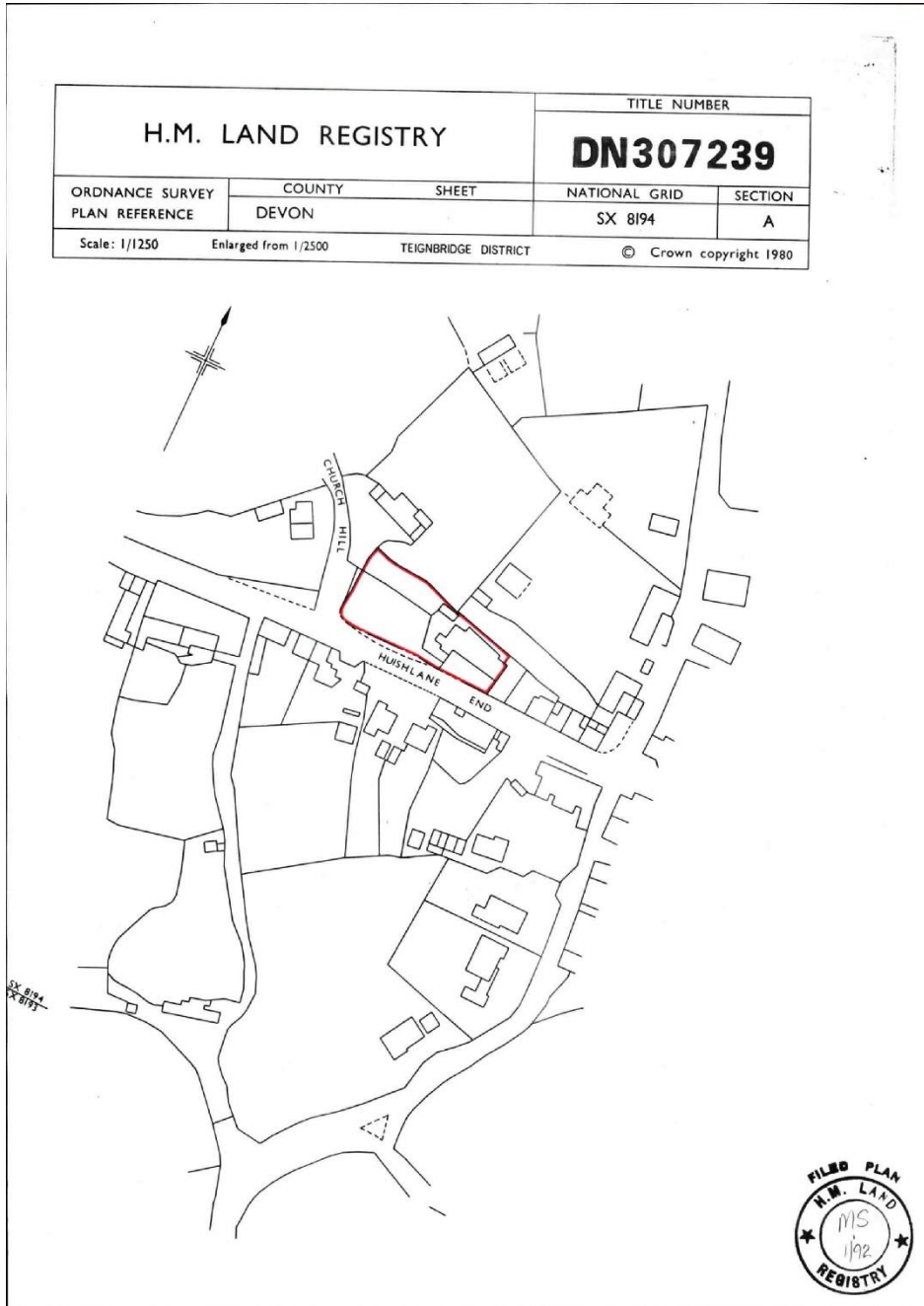
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Former Red Lion Inn

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



This is a copy of the title plan on 5 OCT 2022 at 15:20:26. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Plymouth Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

