

BUILDING PLOT FOR A LUXURY CONTEMPORARY HOUSE

EXETER, DEVON



Computer Generated Image showing the proposed property - ref: 17/0853/FUL

- DETAILED PLANNING CONSENT (REF: 17/0853/FUL) FOR A SUBSTANTIAL BESPOKE DETACHED HOUSE
- PROPOSED PROPERTY OFFERS SPACIOUS ACCOMODATION & GARAGING
- LOCATED ON THE NORTH WESTERN SIDE OF THE CITY, CLOSE TO THE UNIVERSITY

FOR SALE BY PRIVATE TREATY - OFFERS INVITED

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THE PLOT – EX4 4AB

This is a unique opportunity to acquire an individual building plot in Exeter with detailed planning permission for the construction of a stunning new generously proportioned detached house. Approved plans (ref. 17/0853/FUL) provide for a contemporary property with a total floor area extending to c. 411sqm (4424sqft).

The proposed accommodation includes an entrance hall, plant room, store/garden room, gym, cinema and double garage on the lower ground floor, with a spacious open plan living, dining and kitchen area, utility room and W.C. on the ground floor. Access is proposed from the open plan area onto a south facing balcony/terrace. Five bedrooms (two with walk in wardrobes and en-suites) are then proposed on the first floor along with a family bathroom and seating/study area. Four of the proposed bedrooms are south facing and open onto balcony/terrace areas. The plot extends to approximately 0.1 hectares (0.23 acres).

Interested parties may note that an alternative design of contemporary property has also been approved for the plot (ref. 16/0667/FUL). This property is proposed with a gross internal floor area of approximately 277sqm (2,982sqft) excluding the garaging/plant room which was a further c. 75sqm (807sqft). The design offers accommodation to include four bedrooms and a triple garage.

The building plot, which was once occupied by a detached dwelling in poor condition, has recently been cleared and prepared for construction with a hardcore drive in place and boundary walls erected.

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and an excellent University. With a population of about 120,000, Exeter combines modern facilities with a sense of the past. Cafés, restaurants, pubs and modern shops mix with historic buildings.

This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country.

Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

PLANNING

Exeter City Council granted detailed planning permission (ref. 17/0853/FUL) on the 10th January 2018 for the 'Development of dwellinghouse' at Gilgarran.

An alternative design of property was approved (Ref. 16/0667/FUL) on the 23rd September 2016. A further application, (ref. 16/1547/DIS) was approved on the 3rd March 2017 discharging planning conditions 3, 4, 5, 6 and 12 of the above consent.

Copies of relevant plans, permissions and other associated documents are available to download from our website www.klp.land or can be emailed upon request.

METHOD OF SALE

This freehold plot is being offered for sale by private treaty with offers invited.

S106 & CIL

The Agents are advised that both approved planning applications do not require the developer of the site to pay any S106 contributions. However, the approved consents are both subject to CIL contributions - the vendor has completed a self-build exemption in regard to approval ref. 16/0667/FUL.

SERVICES

The site is currently served by mains drainage, electricity and water which are on site ready for connection to the new dwelling. The previous dwelling was also serviced by a mains gas supply which has been disconnected but exists at the property boundary.

VIEWING

STRICTLY BY APPOINTMENT ONLY

CONTACT

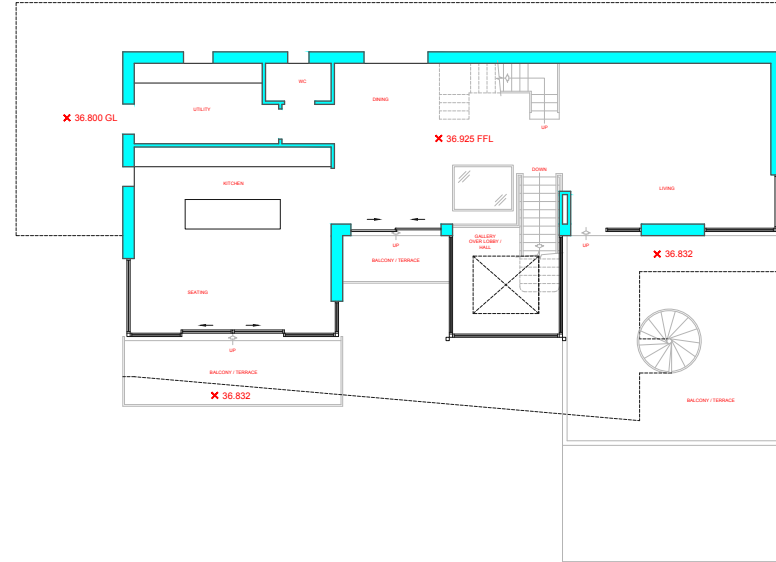
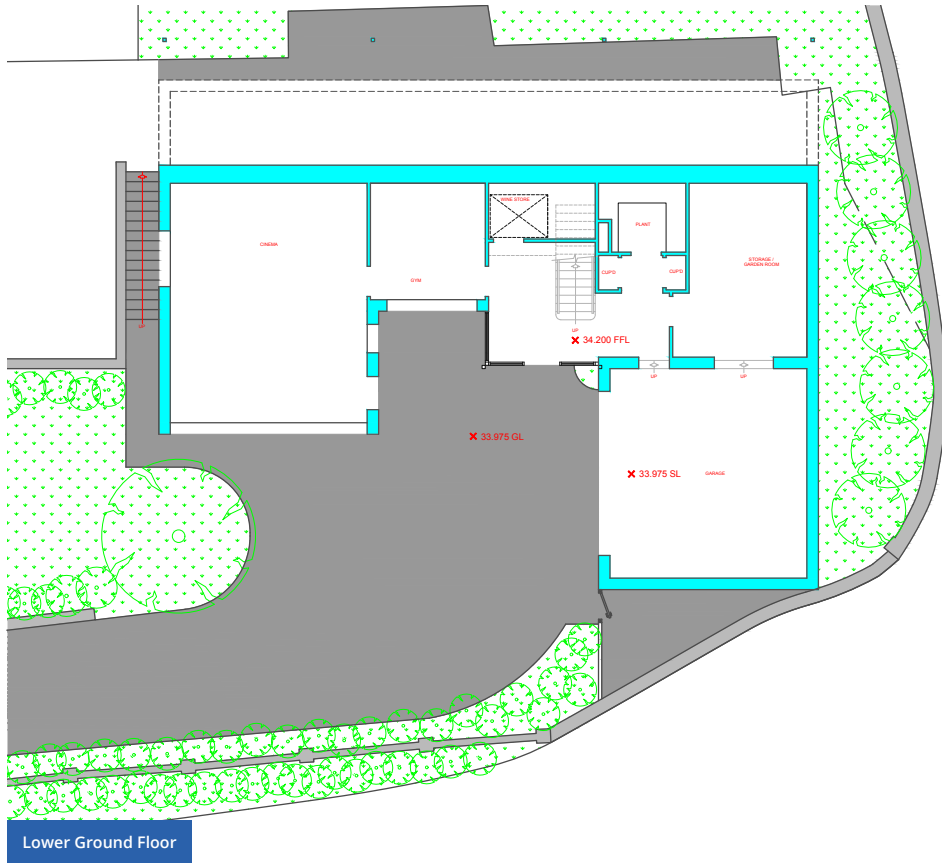
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Newcourt Barton
Clyst Road
Topsham
Exeter
Devon
EX3 0DB

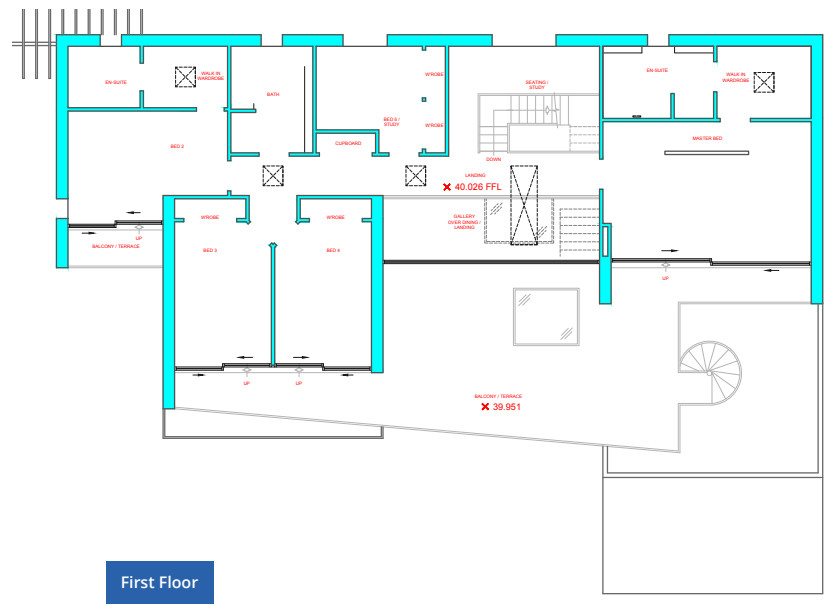
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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

PROPOSED FLOORPLANS (REF: 17/0853/FUL- NOT TO SCALE)

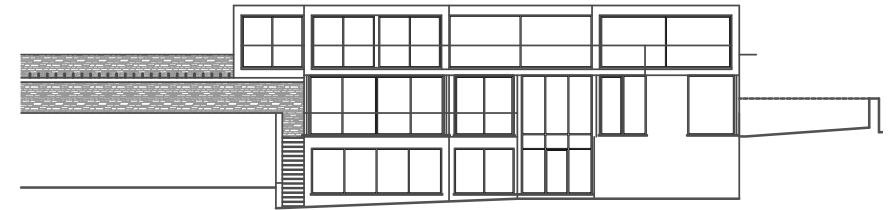
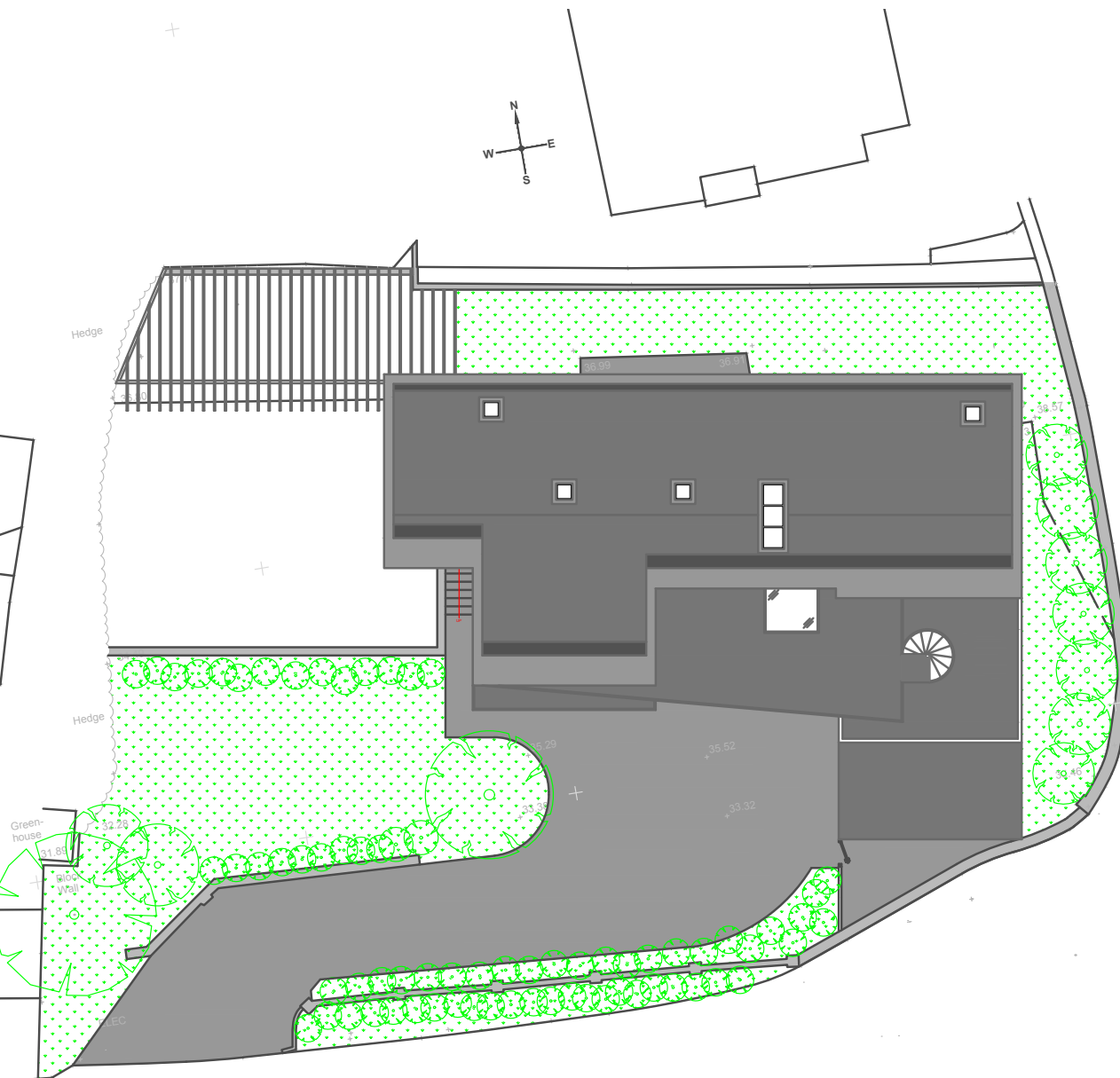


Ground Floor

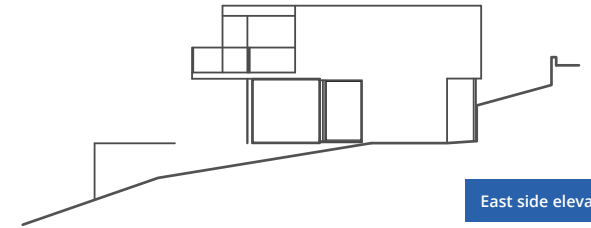


First Floor

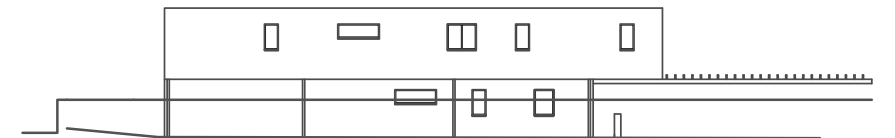
SITE LAYOUT PLAN AND ELEVATIONS (REF: 17/0853/FUL- NOT TO SCALE)



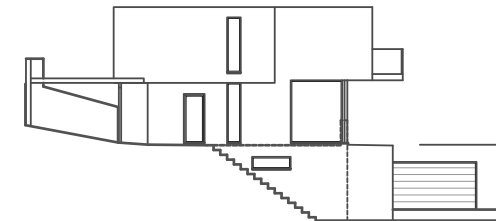
South elevation



East side elevation



North elevation

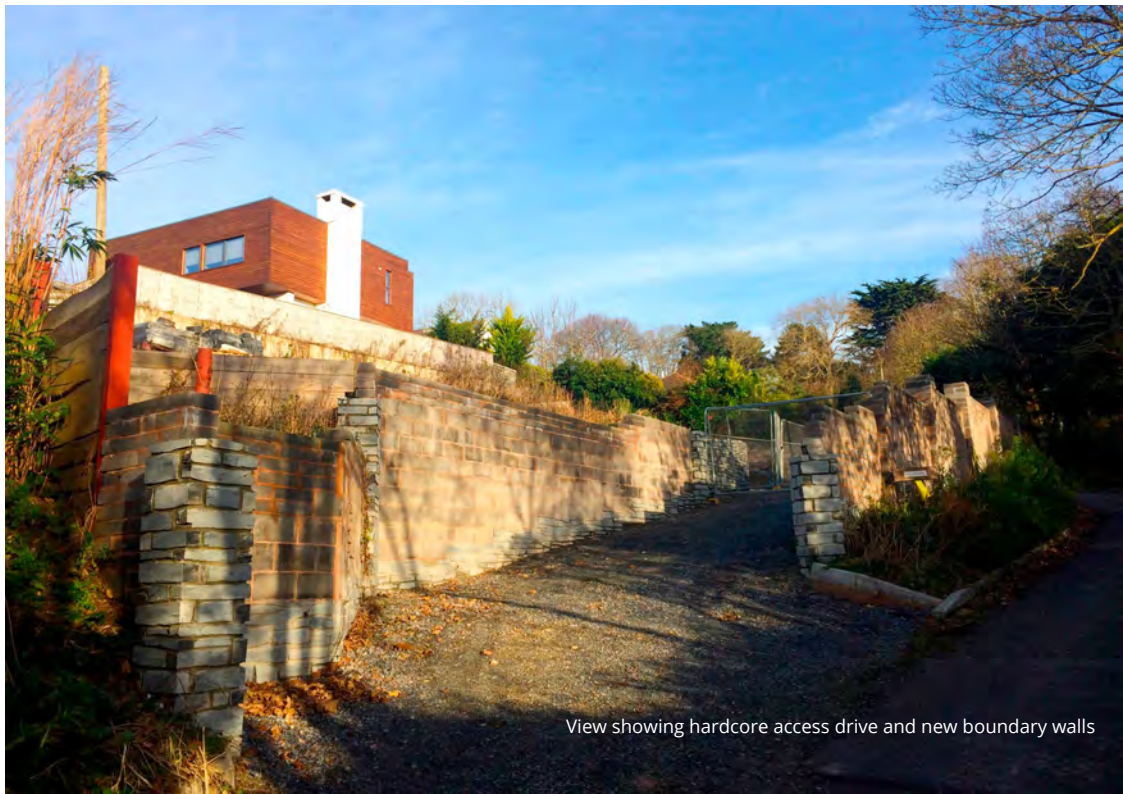


West elevation

LOCATION PLAN (NOT TO SCALE)



View over the plot facing west



View showing hardcore access drive and new boundary walls

