



Seaton Heights, Harepath Hill, Seaton, Devon



STRUTT & PARKER

Seaton Heights Harepath Hill, Seaton, Devon, EX12 2TF

Exeter 17 miles, Honiton 10 miles, Sidmouth 8 miles, Lyme Regis 7 miles

EPC Rating - EXEMPT

The Site

Situated in an Area of Outstanding Natural Beauty, approximately 1.25 miles from Seaton town centre and sea front, the site occupies an elevated position enjoying breath-taking views across rolling countryside, the town, Axe estuary and Lyme Bay, out to sea, and along the East Devon "Jurassic" coastline.

Extending to approximately 5.4 acres / 2.2 hectares, the site currently comprises two, two-storey chalet blocks, a two-storey sports hall, a single-storey club house, two timber chalets, and a block of three garages. A tarmac driveway leads in from the gated access on Seaton Down Road to a central parking area with several interspersed lampposts. The boundaries are predominately made up of mature trees and hedging. The stunning views can be enjoyed from almost every part of the site.

Location

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is a popular, bustling coastal town situated on the World Heritage Site colloquially known as the Jurassic Coast, within an Area of Outstanding Natural Beauty.

The renowned mile-long pebble beach with esplanade opens onto the waters of Lyme Bay. At the eastern end is the delightful Axe Estuary, with Yacht Club and Golf course, as well as a nature reserve, popular with bird watchers.

The town itself has many small shops, two supermarkets, a local hospital, GP surgeries,

primary school, banks and building societies, sport and leisure facilities including golf, tennis, bowls, and sailing, as well as a Jurassic Coast visitor centre and the famous Seaton tramway. The county town of Exeter, with its international airport and direct access to the M5 motorway and A38 Devon Expressway, is some twenty miles to the west, and a mainline rail link to London Waterloo at Axminster is approximately seven miles distance. There are also regular bus services from Seaton to Exeter.

Seaton is an attractive seaside resort and is popular with both tourists and locals alike throughout the entire year.

Planning

On Tuesday 5th May 2015, under reference **14/0677/MFUL**, East Devon District Council granted conditional planning permission for the construction of a two storey 12 bedroom hotel, 38 units of holiday accommodation, a central amenities building for a restaurant/leisure club, and associated parking and access. Planning documentation and technical information can be viewed online at the East Devon District Council website; <http://eastdevon.gov.uk/planning/>

Viewing Arrangements

There will be three scheduled viewing events:

Friday 9th February

Tuesday 13th February

Thursday 22nd February

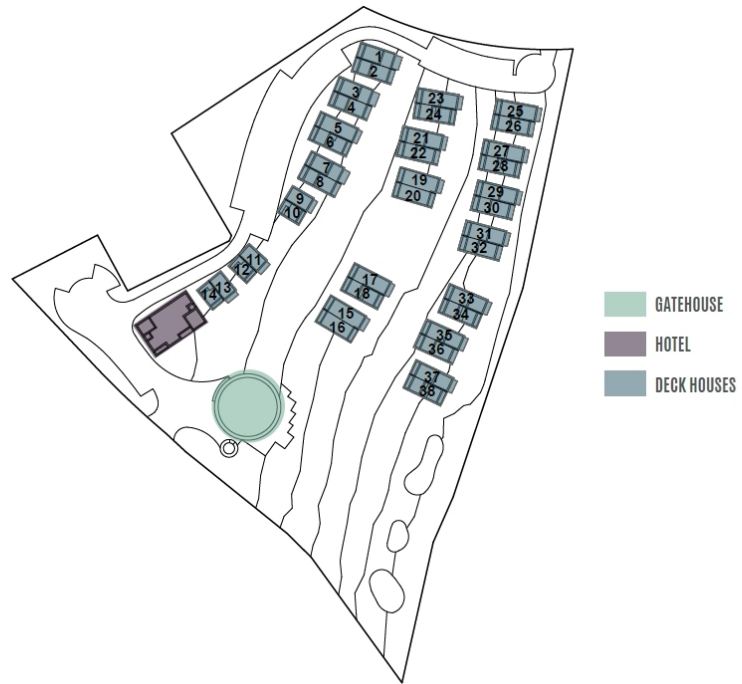
Appointments to view must be pre-arranged and confirmed with either of the joint agents.

Health and Safety

The site is overgrown and presents certain hazards associated with derelict buildings. Accordingly, all viewers are strongly advised to wear appropriate footwear and clothing. All viewers enter the site at their own risk. The vendors, and their agents, cannot accept any responsibility or liability for any injury or damage caused.









Services

Mains electric, water and drainage.

Directions

From Junction 30 of the M5 at Exeter, take the A376/Sidmouth Road, going straight over the Clyst St. Mary roundabout, onto the A3052. Continue on this road for approximately 17 miles, passing through the villages of Newton Poppleford and Sidford before turning right onto Seaton Down Road at the Seaton Tower junction. The site will be found approximately 200 yards on the left hand side.

Please note the site cannot currently be accessed from Harepath Hill as the address might suggest; access is from Seaton Down Road only.

Joint Agents

For further information please contact either of the joint agents:

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60 offices across England and Scotland, including Prime Central London



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