

# DEVELOPMENT SITE FOR TWO DWELLINGS

## SEATON, EAST DEVON

- Commenced approved planning for a detached dwelling (ref. 15/1949/RES)
- Detailed planning approval for a second dwelling (ref. 23/2222/FUL)
- Site extends to c. 0.26 ha / 0.64 acres
- Offers in excess of £300,000

Views over the site



## THE SITE – EX12 2HU

Positioned in a superb, elevated setting overlooking the coastal town of Seaton in East Devon and offering estuary and coastal views, this development site extends to c. 0.26ha / 0.64 acres. Reserved matters planning approval ref. 15/1949/RES has been attained (and commenced) for the construction of a new detached dwelling on the western side of the site – the approved new three bedroom detached property has a gross internal floor area extending to c. 171sqm (1841sqft).

On the eastern side of the site, detailed planning application ref. 23/2222/FUL has been approved for the construction of a large four bedroom chalet style detached house with a gross internal floor area extending to c. 204sqm (2200sqft). Both dwellings are proposed to be accessed via a private driveway off Marlpit Lane.

## SEATON, EAST DEVON

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is a popular, bustling coastal town situated on the Jurassic Coast and Dorset and East Devon Coast World Heritage Site, within an Area of Outstanding Natural Beauty. The renowned mile-long pebble beach with esplanade opens onto the waters of Lyme Bay. The renowned Colyton Grammar School, one of the England's top state schools is located about 2 miles from the plot.

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.

## PLANNING

East Devon District Council granted outline planning approval (ref. 12/0966/OUT) for the construction of a dwelling on 10<sup>th</sup> September 2012. Subsequently, reserved matters approval (ref. 15/1949/RES) was granted on 3<sup>rd</sup> November 2015. The Agents have on file a letter from East Devon dated 27<sup>th</sup> October 2017,

confirming that all pre-commencement conditions associated with the above planning approvals have been discharged, and a material start had been made on the site – as such they confirm the development has been commenced.

A further detailed planning application (ref. 23/2222/FUL) was approved on 8<sup>th</sup> February 2024 granting permission for a “Proposed new dwelling and associated access, drainage and landscaping works”

A comprehensive planning / technical information pack can be supplied electronically to interested parties on request.

## COMMUNITY INFRASTRUCTURE LEVY & S106

The Agents are advised that there are no S106 or CIL payments applicable in relation to the approved reserved matters application (ref. 15/1949/RES). However, the Agents understand application (ref. 23/2222/FUL) will be CIL liable – although self-builders are able to apply for exemption from this charge – please see the East Devon Council website for further information in this regard.

## METHOD OF SALE

The freehold site is offered for sale by Private Treaty, with offers invited in excess of £300,000.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

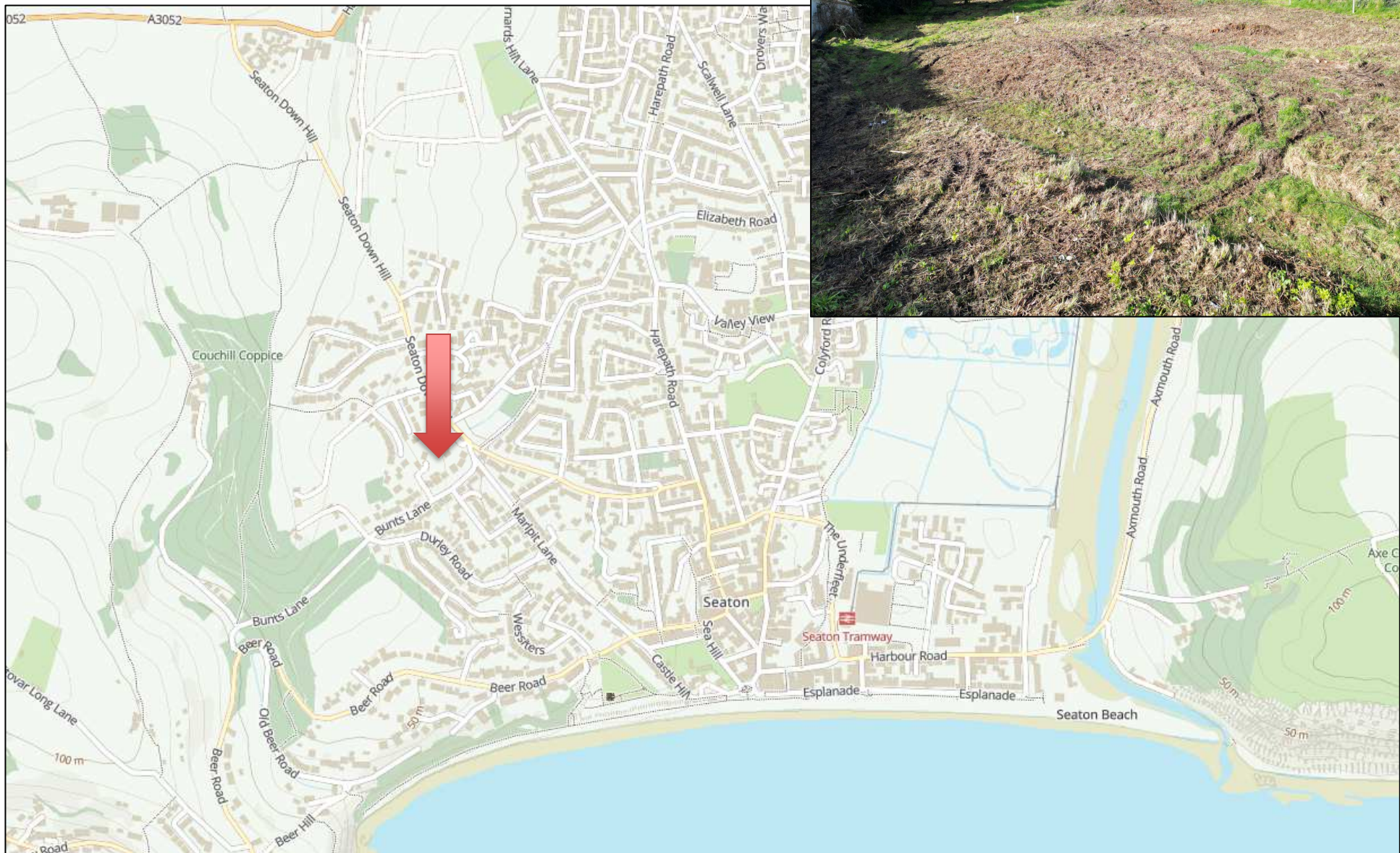
Please contact either KLP on 01392 879300 or the joint agents Stags (Honiton) on 01404 45885.

## CONTACT – Alex Munday



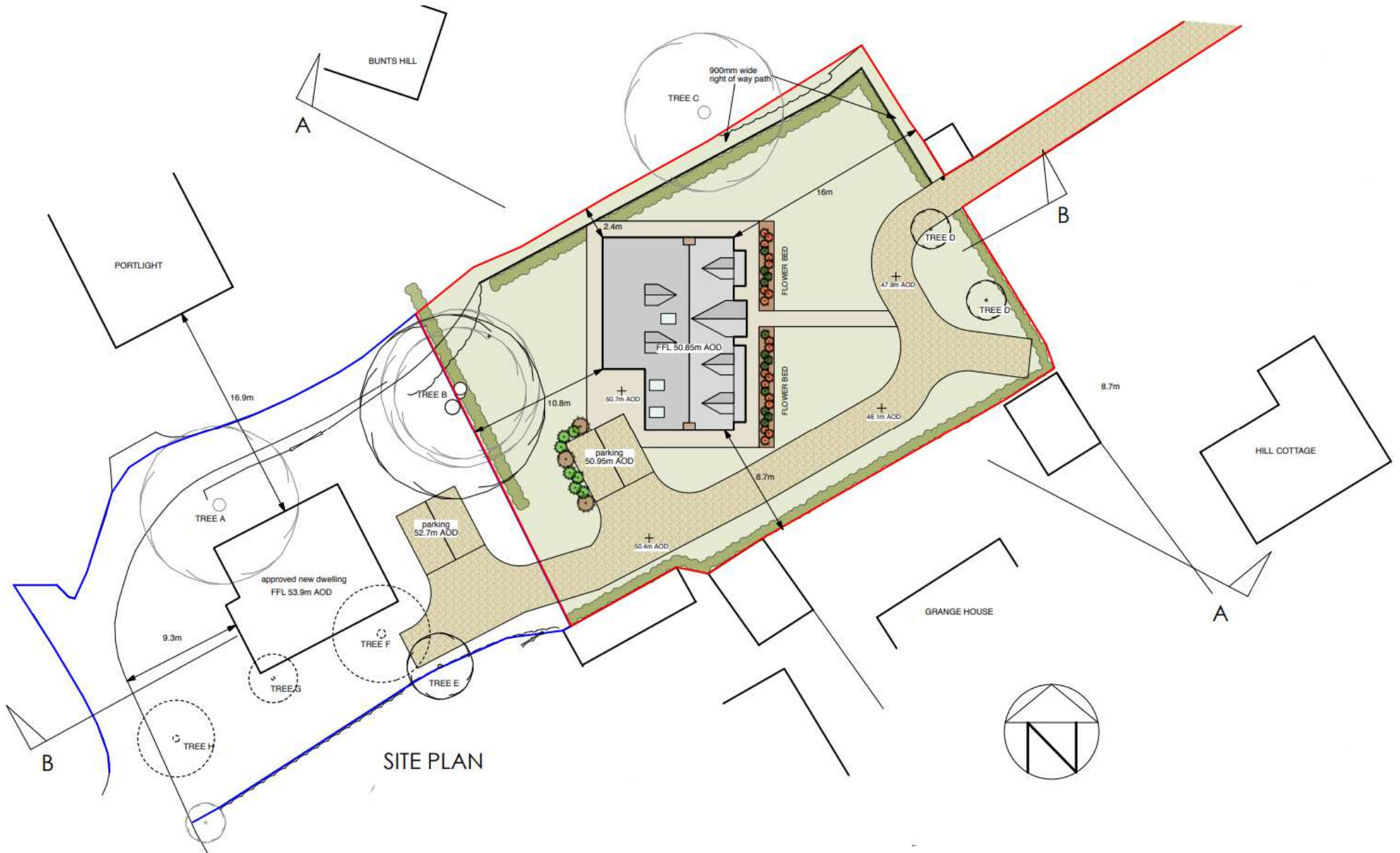
Newcourt Barton  
Clyst Road, Topsham  
Exeter, EX3 0DB  
Email: [alex@klp.land](mailto:alex@klp.land)  
01392 879300  
07947 561773

**Ref: 934/AM**



Map showing the location of the site marked – and inset photo showing view over the site



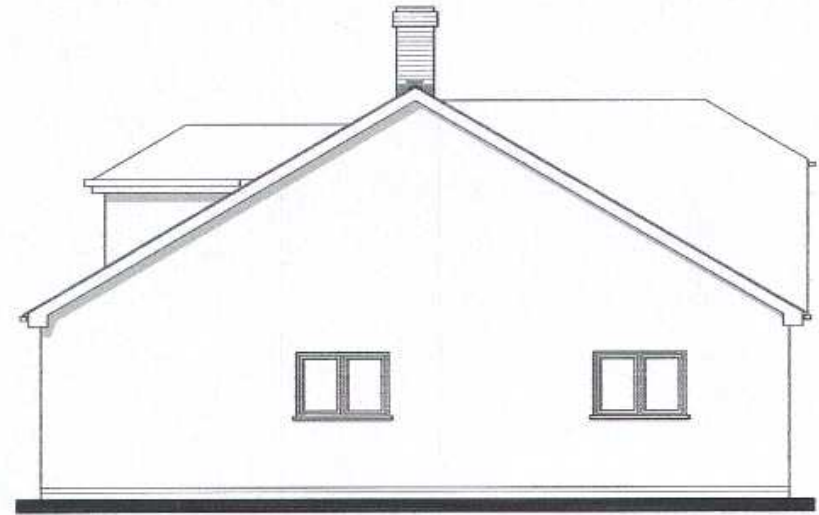


SITE PLAN

Proposed site plan showing the two approved new dwellings– not to scale



North - East Elevation

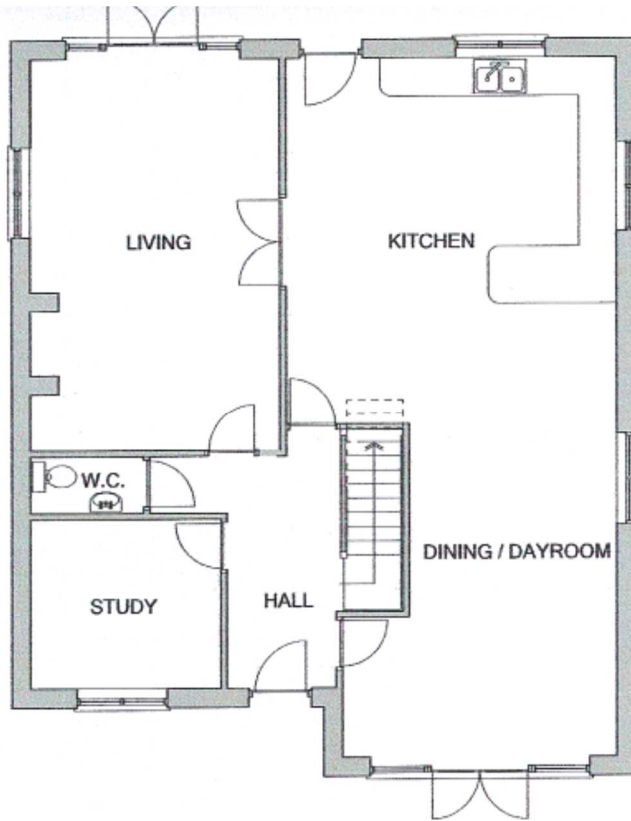


South - East Elevation

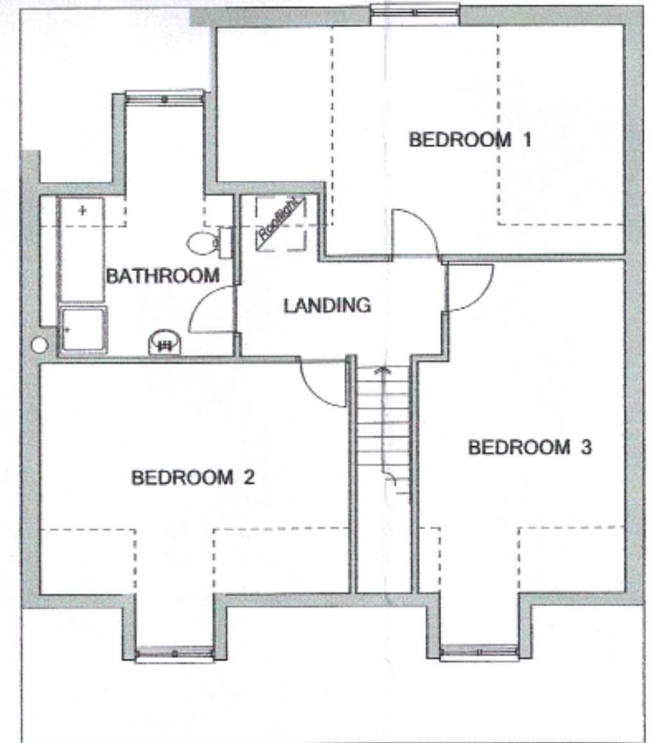


South - West Elevation

Proposed elevations of new 3 bedroom dwelling on western side of site – not to scale



GROUND FLOOR PLAN

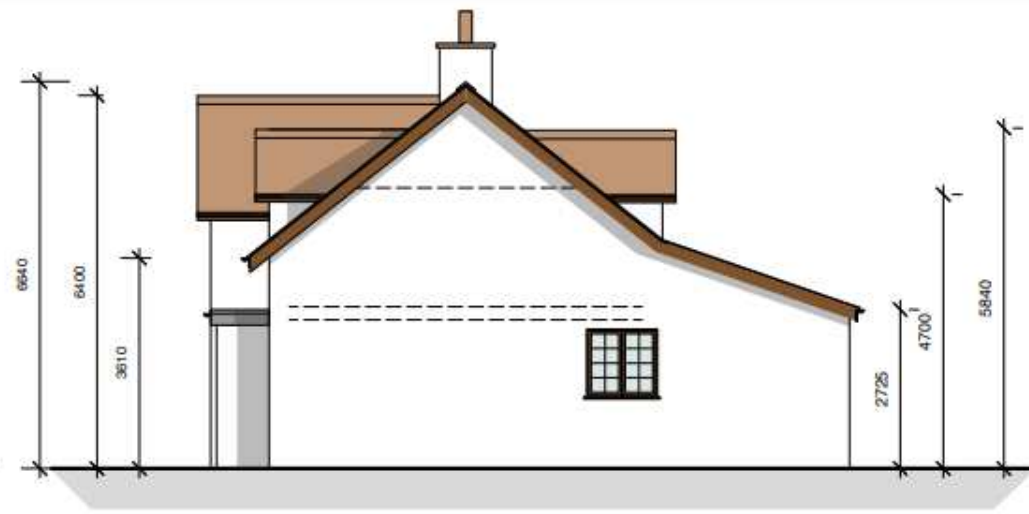


FIRST FLOOR PLAN

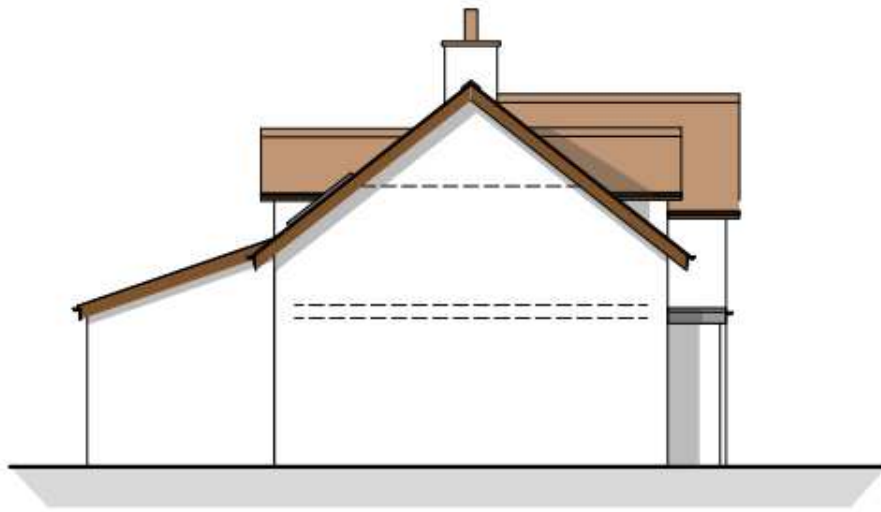




FRONT (EAST) ELEVATION



SIDE (NORTH) ELEVATION



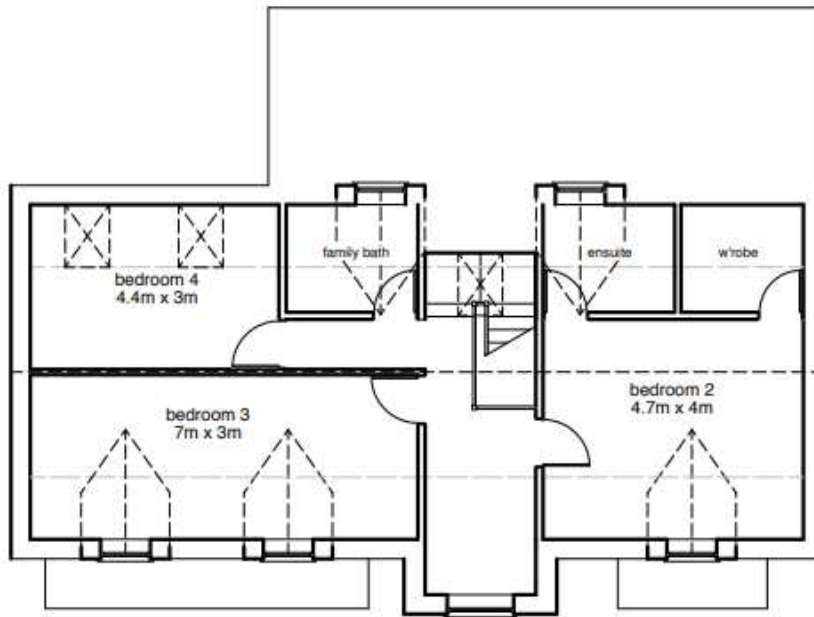
SIDE (SOUTH) ELEVATION



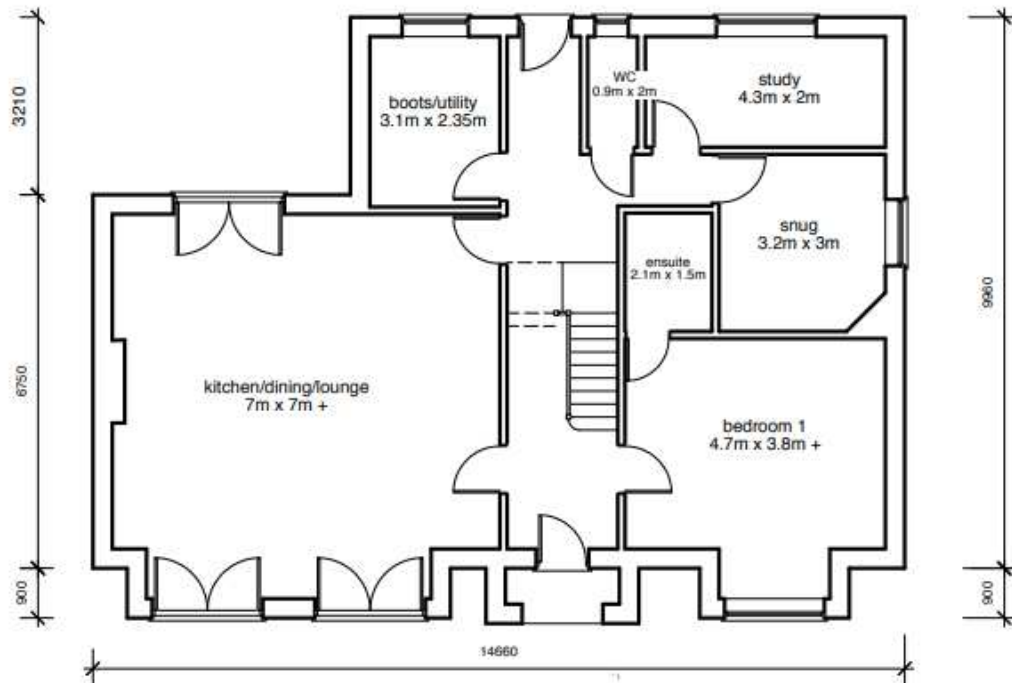
REAR (WEST) ELEVATION

Proposed elevations of new 4 bedroom dwelling on eastern side of site – not to scale

Proposed floorplans of new 4 bedroom dwelling on eastern side of site – not to scale



FIRST FLOOR PLAN



GROUND FLOOR PLAN





Photos from top left clockwise: View of the beach at Seaton, View of Cross St in the town centre, View along East Walk in Seaton, View from beach along Seaton Esplanade.