

LAND OF 1.34 ACRES FOR HOLIDAY USE LONGDOWN, Nr EXETER, DEVON

- Land benefits from certificate of lawfulness for holiday accommodation
- Existing static home with potential for replacement (subject to planning)
- Beautiful peaceful setting close to Exeter
- **GUIDE PRICE £150,000**

View over part of existing land showing existing caravan/static home



THE LAND – EX6 7SB

KLP are delighted to offer for sale this superb opportunity of purchasing a large plot of land extending to c. 1.34 acres (0.54 ha), set close to Exeter and with a Certificate of Lawfulness allowing an existing caravan/static home to be used for holiday accommodation purposes. The land surrounding the existing caravan has also been approved by the Certificate of Lawfulness for recreational purposes ancillary to the use of the caravan. Interested parties will note that there are no conditions or stipulations regarding the length of occupancy of the caravan, other than it being used for holiday accommodation. Given the Certificate of Lawfulness, parties may also wish to consider the future potential (subject to all requisite consents) for a replacement holiday dwelling on the plot, or potentially, in the longer term, a residential dwelling. The land currently offers two points of access – one at the top (eastern end) of the land and another at the bottom (western end).

LONGDOWN

The charming village of Longdown is situated on the B3212 road between the cathedral city of Exeter and Dartmoor National Park. This thriving village has numerous clubs and activities, a church, a village hall and a highly regarded pub, The Lamb Inn. The nearby City of Exeter has an excellent range of educational, cultural and retail facilities. The A30 dual carriageway, just 3.5 miles distant, links to the M5 and A38 and Exeter has two main line railway stations and an international airport.

METHOD OF SALE

The land is being offered for sale by private treaty – with a Guide Price of £150,000. Interested parties should note that the vendors will seek

an overage to be paid, in the event that a future owner is able to attain planning approval for a residential dwelling on the land. Please contact the Agents to discuss in further detail.

PLANNING

Teignbridge District Council issued a ‘Certificate of Lawful Use or Development’ (ref. 24/00119/CLDE) on 22nd March 2024 “For the existing stationing of a caravan for holiday accommodation and the use of associated land for recreational purposes ancillary to the use of the caravan”. A copy of the relevant documents can be attained from KLP on request.

VIEWING

In the first instance please contact the agents on 01392 879300.

CONTACT – REF: 986/R1



Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB

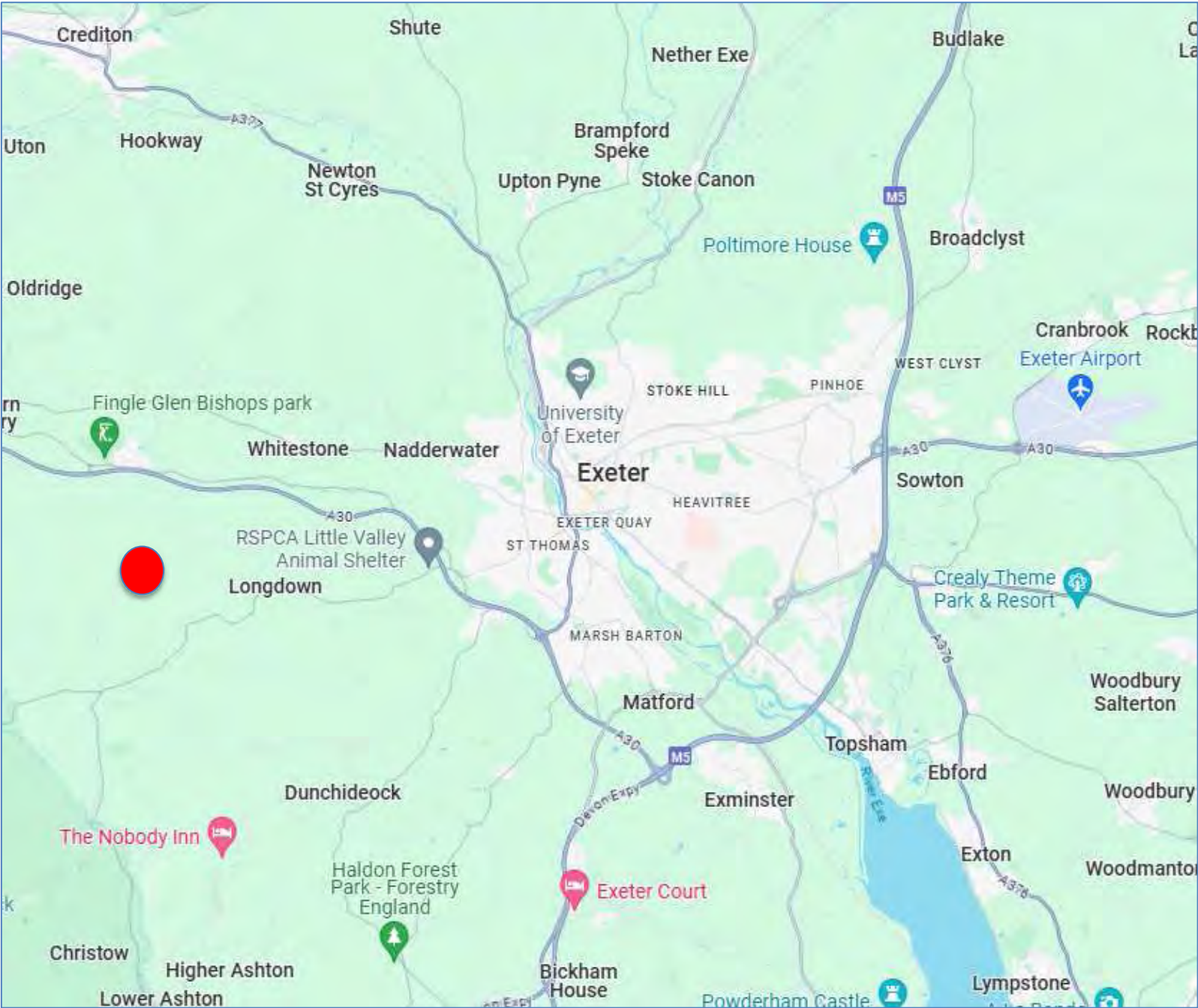
Attn: Alex Munday

Email: alex@klp.land

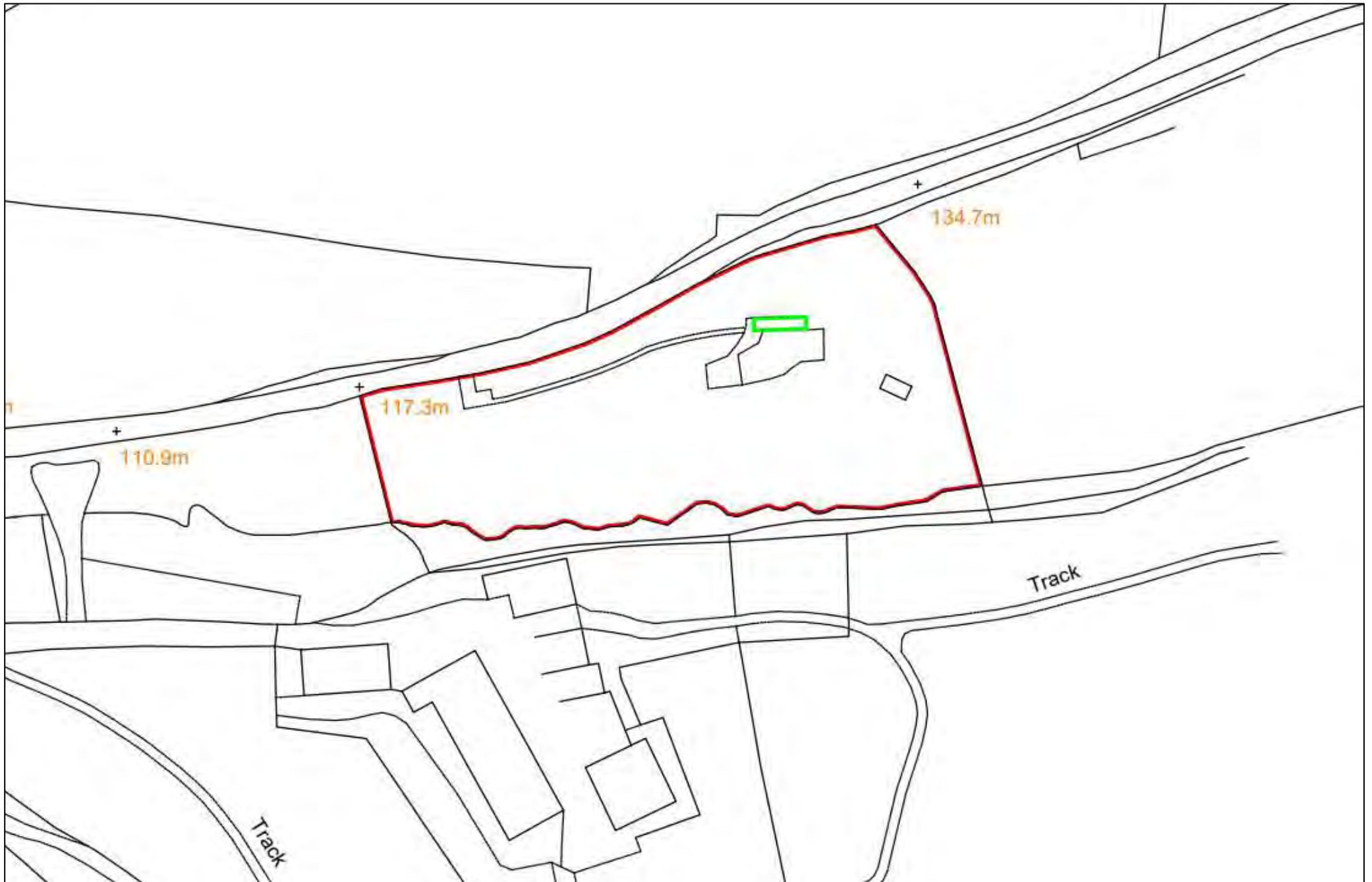
Tel: 01392 879300 / 07947 561773

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Location plan – with approximate location of the land identified by the red dot



Site Location Plan – approximate boundaries identified in red



View over part of the land with storage shed





Photos (from top left clockwise) showing: View of 'top' entrance to site from the highway, View showing lower south-eastern section of land, View of existing caravan/static home structure, View of 'bottom' entrance from the highway.