



Plot 1 , Honiton, EX14 4SG

Guide price £300,000



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- Planning approval for a 3000sqft contemporary residence
- Country position in the Blackdown Hills National Landscape
- Bigger Building Plot Listed Separately
- New build opportunity on a site of Approx 3/4 acre
- Potential To Purchase More Land By Separate Negotiation



This 0.7 acre plot with planning permission offers an excellent development opportunity. Planning is agreed to replace an existing bungalow with a 5 bedroom two-storey property however alternative proposals may be possible subject to planning consent. The plot located in a fantastic rural location and benefits from both sweeping views of the Devon countryside and great access to Honiton, Exeter, the A30/A303 and M5. Additional adjacent land is available with separate negotiation.

Full Details

This (Approx.) 0.7 acre site offers considerable development potential. Planning has been agreed for the replacement of an existing bungalow with a 5 bedroom, two-storey property with a footprint of 3000 square foot and sweeping views of the Devon countryside. Subject to planning, alternative proposals could be submitted supported by the fact that permission is already granted for this configuration. Additional adjacent land is available through separate negotiation.

Planning permission granted 2019; Planning Reference: 19/1546/FUL

To access plans, go to:

<https://planning.eastdevon.gov.uk/online-applications/>

Location

The site is located in a fantastic rural location benefiting from sweeping views of the Devon countryside. The location has excellent access to the market town of Honiton (3.5 miles) where the A30 provides easy access to Exeter (22 miles) and a direct link to London via the A303. The nearby A373 (1.4 miles) connects to the M5 in 10 miles facilitating access to the M4, Bristol, Wales and the North of England.

Honiton is a busy market town and offers a great range of amenities including schools, medical and recreational facilities, coffee shops, library, restaurants, a selection of independent high street stores and supermarkets. It also offers street markets every Tuesday, Thursday and Friday. Honiton Train Station provides direct connections to London and Exeter. Quick access to the A30 also provides direct access to the Cathedral city of Exeter (22 miles) which is well provisioned with high street shops and services. Exeter Airport is available in 12.5 miles (just off the A30) and Bristol airport is accessible in just over an hour (54 miles). The Southwest Coast is easily accessible with Seaton, Sidmouth, Beer, Branscombe and Lyme Regis all accessible within 10 to 15 miles.



N/B

COMMUNITY INFRASTRUCTURE LEVY.

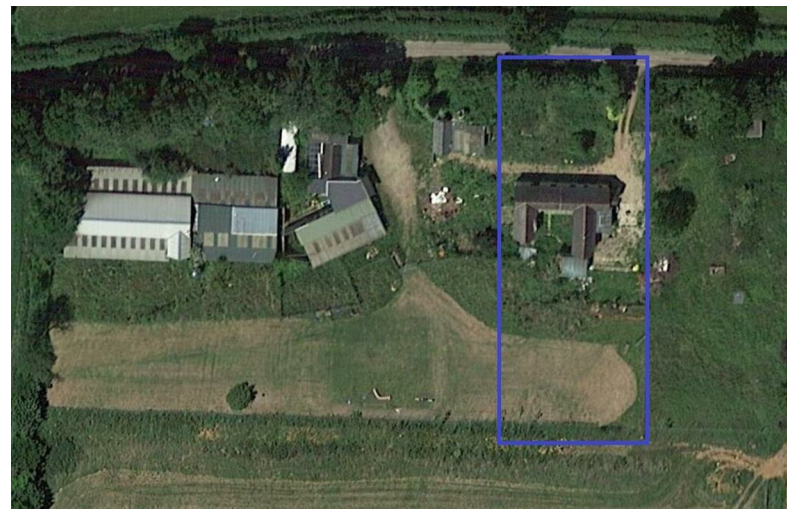
Purchasers should make their own enquiries in relation to community infrastructure levy, which is based on the sq m of the development to be built.

NOTE.

Please note that all plans and drawings are for identification purposes only and are not to scale. Would would ask that all interested parties make their own investigations on the current applications and all statements made within these particulars are made without responsibility on the part of Dunford-Browns and cannot be relied upon.

As there have been several planning applications and appeals over the years, we would ask that all interested parties must make their own investigations on the current consents and conditions.





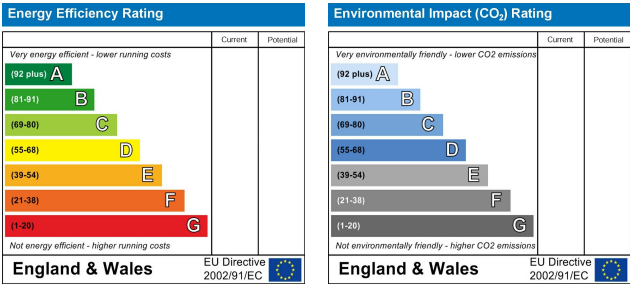
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.