



**Eco House Development, Tickencote Road, Exton,  
LE15 8BA**

**£1,500,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Eco House Development Tickencote Road Exton LE15 8BA

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The proposed development in Rutland is centred around the construction of a single dwelling, thoughtfully designed and offering modern comforts.

Full planning has been granted. The main structure will feature a harmonious architectural style incorporating contemporary design elements. An annex will provide additional living space, offering flexibility for extended family or guest accommodation.

The development is designed with sustainability in mind, incorporating energy-efficient building materials, water conservation methods, and renewable energy sources, ensuring the project has minimal environmental impact while delivering a high-quality living experience.





## **SITE LOCATION AND LOCAL LANDSCAPE CHARACTER**

The Application Site is located on an eastern paddock associated with Hawkswell House, between a retained garden area and a small block of dense woodland on the junction of Exton Road and Horn Lane. The site is located within National Character Area 61 Shropshire, Cheshire and Staffordshire Plain, an expanse of flat or gently undulating, lush, pastoral farmland. According to the Landscape Character Assessment of Rutland (2003), the site is located within the Rutland Plateau.

The site is located on the cusp of the historic village of Exton, with its historical buildings and “yards” still existing today. In Exton there were several “yards” consisting of number of cottages surrounding a small area of common land, usually off the main streets of the village.

Exton Park is northwest of the Application Site just beyond the settlement area of Exton. Exton Park is designated as a Grade II Registered Park and Garden. It is a traditional country estate landscaped in the 18th century and contains 19th century features.

## THE SITE

The site is currently mainly amenity grassland, bounded by post and rail fence and low native hedgerows, with a portion of woodland to the east. The topography slopes from south to north, towards the road, and there is a sense of openness particularly to the west and north-west: the spire of the Church of St Peter and St Paul is glimpsed above the wooded foreground to the west, and the historic village of Exton and its more recent expansion are prominent in the view to the north-west.

Open view of the countryside can be partially appreciated to the north, while views towards east and north-east are mainly blocked by the woodland copses. Views towards the south are also obstructed due to the topography of the site (uphill) and the presence of Highmoor Farm to the south-west. Exton Park and the development of Rutland Water to the south have had a significant impact on the wider landscape character: historic mapping shows that from at least the mid-18th century the field pattern in this area has stayed relatively intact with minor adjustments at a localised level. The immediate environs of the site are more wooded than the wider area especially to the south and southwest.

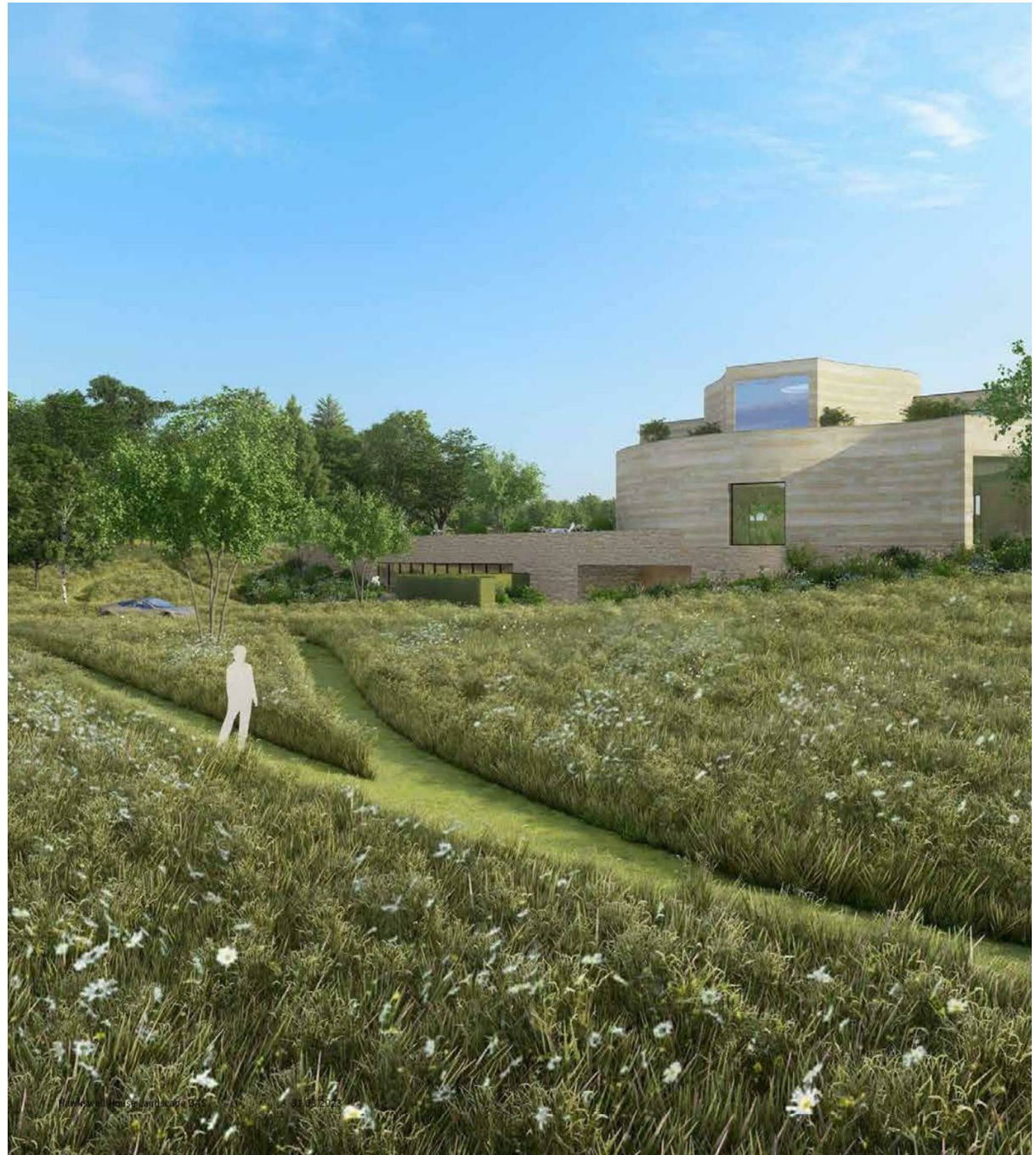
## ABOUT THE ARCHITECTS

Jonathan Hendry Architects is an award-winning, chartered architects practice based on the edge of the Lincolnshire Wolds, with a reputation for making architecture that is well-crafted, with simple forms that have a strong sense of materiality with subtle complexities.

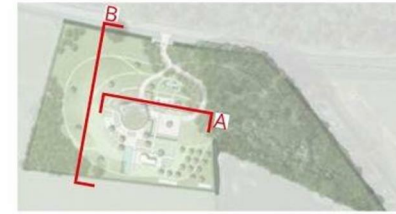
There work is developed through a rigorous process of investigating urban and historical context, economic and social history, landscape characteristics and geographical significance. They have a strong sense of place driven by a delight in the craft and making of buildings with a rich and diverse historical and cultural framework.

## AGENTS NOTES

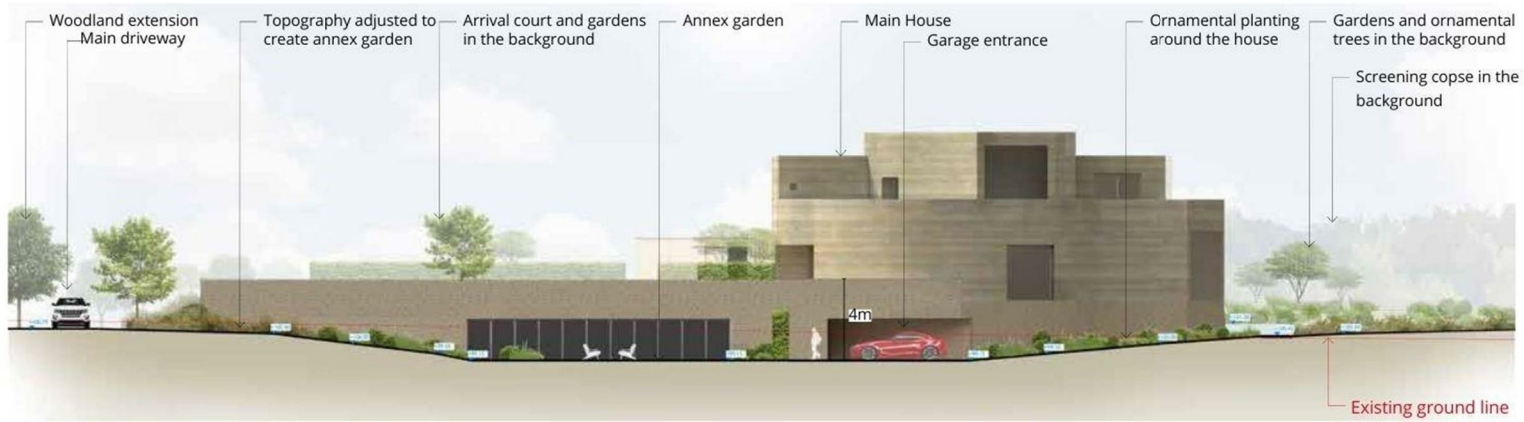
We have comprehensive Design and Access Statements from Jonathan Hendry Architects These are available upon request. Please consult Rutland Council website and use planning number 2023/0397/FUL for more information.



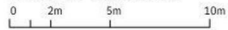
# SITE SECTIONS



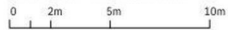
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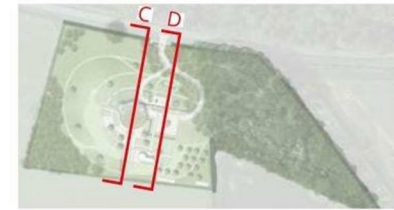
Section A - Scale 1:250



Section B - Scale 1:250



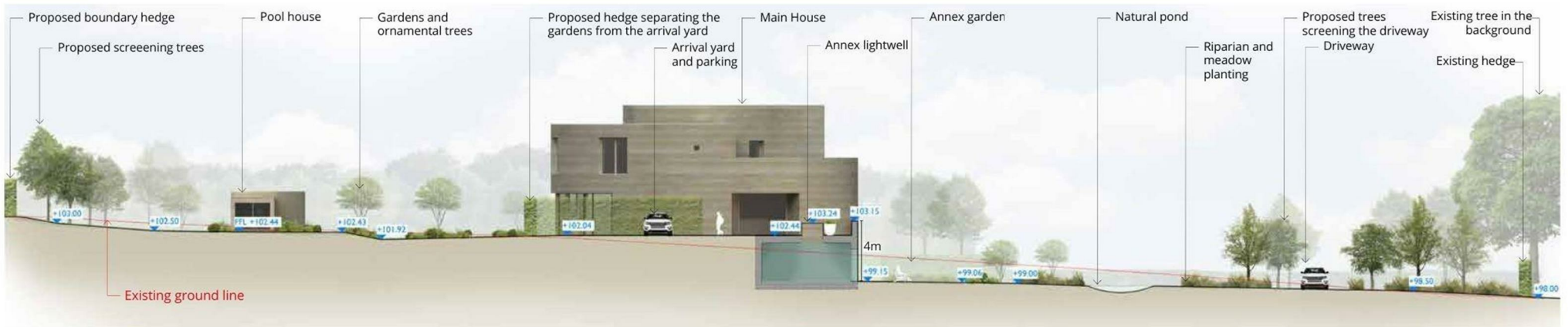
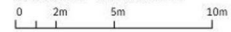
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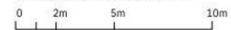
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Section C - Scale 1:250



Section D - Scale 1:250





Google Earth view of the site  
NTS



- DEVELOPMENT PROPOSAL IN RUTLAND
- SINGLE DWELLING WITH ATTACHED ANNEX
- POOL PAVILION
- NATURAL SWIMMING POOL
- RUTLAND COUNCIL 2023/0397/FUL
- DESIGNED BY JONATHAN HENDRY ARCHITECTS
- APPROXIMATELY 5 ACRES OF LAND



redefined.crunched.interview



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