

## Land off Sidmouth Road



Town Centre 0.5 miles Sidmouth 9 miles  
Exeter 16.5 miles

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## Individual building plot tucked away yet accessible in over 1/5 acre

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- Full planning consent
- Ref (22/0296/FUL) dated 17.06.2022
- Consent for 4 bed (1 en suite)
- Detached bungalow
- Services nearby
- In all 0.21 acres (0.085 ha)
- Freehold
- Council Tax TBC

Guide Price £175,000



### SITUATION

This unique plot is located in an accessible yet tucked away position on the western edge of Honiton. This historic market town offers a range of day to day amenities and is widely renowned for its specialist antique and book shops. Honiton lies on the southern edge of the Blackdown Hills, a designated area of outstanding natural beauty, and just 9 miles from the stunning Jurassic coast at Sidmouth, a natural World Heritage Site.

Communication links are excellent with a direct rail service from Honiton Station on the Exeter - London Waterloo line, whilst the nearby A30 provides quick road access to Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

### DESCRIPTION

Illustrative plans show an individual, detached single storey residence with four bedrooms, the largest with an en suite. The proposed home has a good size double aspect kitchen/dining room and corresponding double aspect sitting room.

Plans also show, a utility room, family bathroom, storage cupboard, WC as well as a double garage.

In all the footprint is approximately 151 sqm (1,625 sqft)

### PLANNING CONSENT

Planning consent, ref 22/0269/FUL dated 17th June 2022 subject to

conditions. Plans available from the EDDC website, or via Stags.

### SERVICES

Mains water and drainage cross the site. Electric and gas are understood to be nearby. Purchasers to make their own enquiries.

### DIRECTIONS

What3words ///vines.action.soaks

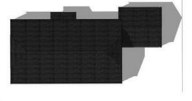
From the centre of Honiton, head west down the High Street At the roundabout, head south into Sidmouth Road and almost immediately after the drive is on your right.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

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. Please note there may be reliefs available for self-build projects.

### VIEWINGS

By appointment after calling Stags 01404 45885.



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Client: Mr. J. Beament et al  
 Address: Land adjacent to Crosslyn, Exeter Road, Honiton  
 Post Code: EX14 1AU  
 Project no.: NDV3770  
 Drawn by: CR  
 Checked by: SB

Project: Construction of One New Dwelling  
 Grid Ref: ST 1535 0021  
 Scale: NOT TO SCALE  
 Date: Mar 2022

Notes:

Title: Indicative Perspective 4

Dwg Status: Planning

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 T: 01392 439046 - E-mail: planning@stags.co.uk - www.stags.co.uk

Dwg No.: P16

Rev. P2



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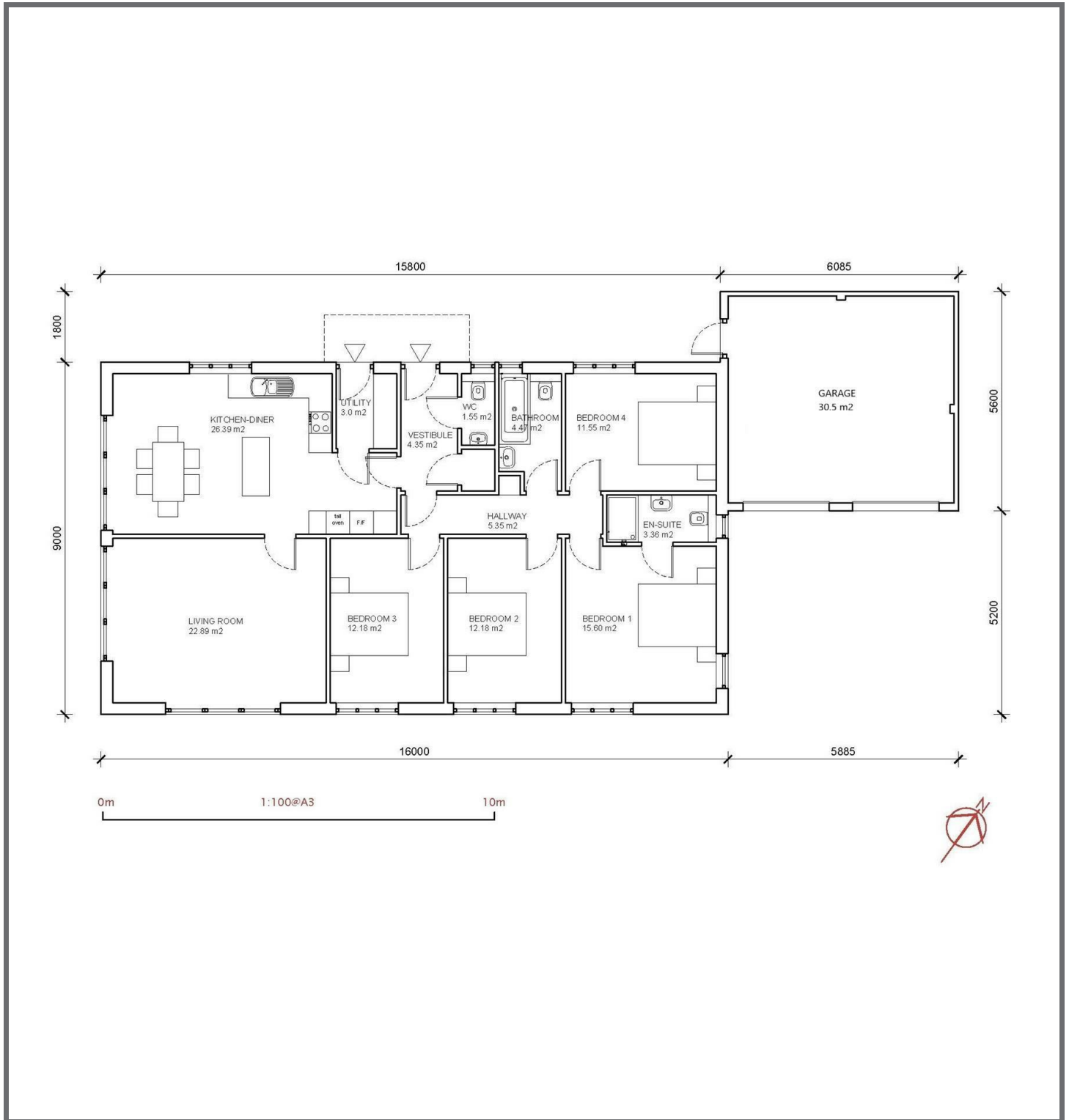
Notes:

Title: Indicative Perspective 1

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