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Client: Mr. J. Baament et al  
Address: Land adjacent to Crosslyn, Exeter Road, Honiton  
Code: EX14 1AU  
Site no.: NOV3770  
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 3

Dwg No: F

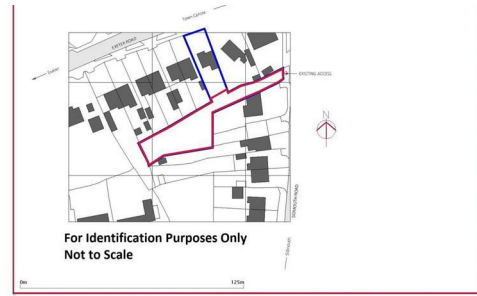
Dwg Status: Planning

Rev:

STAGS - PLANNING, DESIGN & ARCHITECTURAL SERVICES

T: 01302 439046 - E-mail: [planning@stags.co.uk](mailto:planning@stags.co.uk) - [www.stags.co.uk](http://www.stags.co.uk)

# Land off Sidmouth Road



Town Centre 0.5 miles Sidmouth 9 miles  
Exeter 16.5 miles

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

- 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 (850 sq)
- 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.

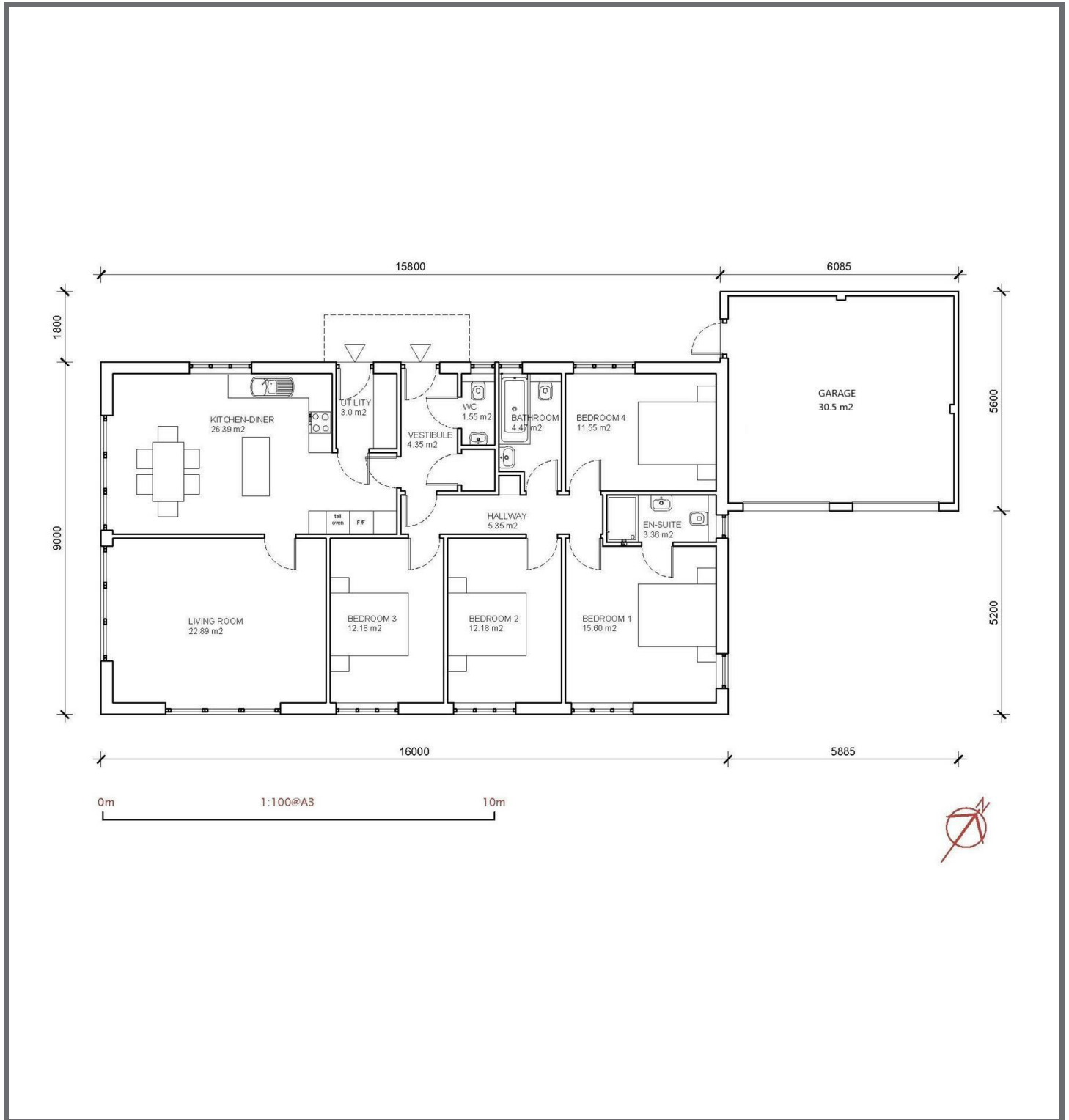


Date: 06.11.2024  
 Project: Construction of Old New Building  
 Office: LHM Architects in Gdynia, Gdynia, Poland, Europe  
 Architect: LHM Architects  
 Client: LHM Architects  
 Location: Gdynia, Poland  
 Scale: 1:50  
 Date: 06.11.2024

3D rendering of a proposed house, showing the exterior facade and roofline. The house is a single-story structure with a brick exterior and a dark roof. It features a two-car garage with white doors and several windows. The rendering is set against a simple green landscape background.

Indicative Perspective 2





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885

honiton@stags.co.uk

stags.co.uk