



Plot 5



Plot 5

15 Townsend Road, Seaton, Devon EX12 2AY
Seaton Beach 0.4 miles; Lyme Regis 8 miles; Sidmouth 9 miles

Unique plot for a detached home, not far from the beach.

- Plot with road access
- Outline consent
- Ref 22/1386/OUT (10.02.23)
- Services nearby
- Close to the centre of town
- About 440 sqm (0.11 acres)
- Freehold
- Council Tax Band TBC

Offers Over £200,000

SITUATION

The site is in a quiet residential area close to the centre of the town with easy access to the sea front.

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is part of the world-renowned Jurassic Coast, with a mile long beach, picturesque streets and a range of facilities including supermarket, Post Office, doctors surgery, restaurants, inns, independent shops and the Jurassic Coast Visitor Centre. Colyton Grammar School is located just 1 mile away. The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the charming Dorset town of Lyme Regis, with its famous Cobb, is within easy reach.

The market towns of Honiton and Axminster have an additional range of facilities, including rail services to London Waterloo and Exeter.



DESCRIPTION

This fantastic site provides an opportunity to create your own home in this accessible position. One of five plots, the site will have it's own access to the road and we would envisage being connected to mains services.

PLOT 5 - The plans on the outline planning consent indicate a detached 3/4 bedroom dwelling with parking and garage, although the reserved matters is required.. Community Infrastructure Levy may be applicable, although reliefs are available for self-build, subject to conditions.

In the plot is about 440 sqm (0.11 acres).

The plot is marked out on the ground with yellow posts indicating the boundary.

OUTLINE PLANNING CONSENT

Outline planning consent was granted 22/1386/OUT on the 10th February 2023 for 'Erection of 5 dwelling houses with garaging (demolition of existing dwelling house). Provision of new vehicular access (closure of existing access)'. Subject to conditions and the approval of reserved matters.

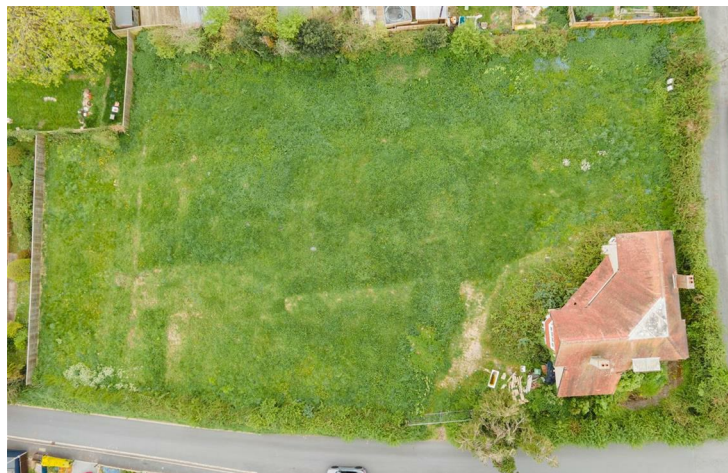
The is the first plot to be sold shown as 'plot 5' on the plans.

SERVICES

Mains services are believed to be nearby in the road, purchasers are to make their own enquiries.

DIRECTIONS

What3words location [/////: heats.dates.annotated](#)





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.



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