



Valdelor



# Valdelor Colcombe

Shute, Axminster, EX13 7QG

Honiton: 5.5 miles Axminster: 5 miles Colyton: 3.1 miles

Unique plot for a new house in the open countryside - fantastic views.

- Planning Permission
- No near neighbours
- Planning Ref 21\_0535\_VAR
- Freehold
- Site for 1 house
- Fantastic views
- In all about 0.28 acres (0.11 ha)
- Council tax TBC

Offers In Excess Of £250,000

## SITUATION

The site occupies a glorious elevated position in the rolling hills of the East Devon Area of Outstanding Natural Beauty with stunning views down the valley across farmland.

Positioned with no-near neighbours, the site is in a rural location yet accessible the village of Shute with its primary school, church and collection of historic houses is just about 1.5 miles, whilst the larger village of Kilminton is about 3 miles.

Not far from the A35, the property has easy access to the market towns of Honiton to the West and Axminster East, each have a large range of facilities and shops including secondary schools, swimming pools, leisure complexes, supermarkets, restaurants and a railway station on the Exeter to London (Waterloo) line.



## DESCRIPTION

A wonderful rural site for a detached new house positioned within 0.28 acres (0.11 ha) with fabulous views across open countryside. The revised proposed plans illustrate a 3 bedroom south facing two storey property with open plan kitchen/dining room and a sitting room with bi-fold doors looking down the valley.

## PLANNING PERMISSION

Planning permission was granted 24th June 1991 for a New House on the site, substantial works were undertaken and on the 20th April 2021 a variation of one of the conditions (approved plans) was granted allowing a revised design Ref 21\_0535\_VAR. Further details on the EDDC website.

## STUDIO

Studio comprises a bedroom, open plan living space with kitchen, and wood burner and bathroom. LPG heating and hot water.

Please note the sale includes the current studio that is on site, which was erect to form an office and onsite temporary accommodation whilst the works were being undertaken. A planning application for this was refused Ref 22/1377/FUL, which is in the process of being appealed. The purchaser may have to remove this if the appeal fails.

## SERVICES

Private drainage via treatment plant, installed. Private water supply via a well on site (not tested). PV panels, offgrid electric system with batteries. Broadband available - the current system is from Starlink, with speeds between 100 and 179 mb/s. Mobile coverage likely outside with EE, O2, Three and Vodafone, inside is not likely for O2 (Ofcom)



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.

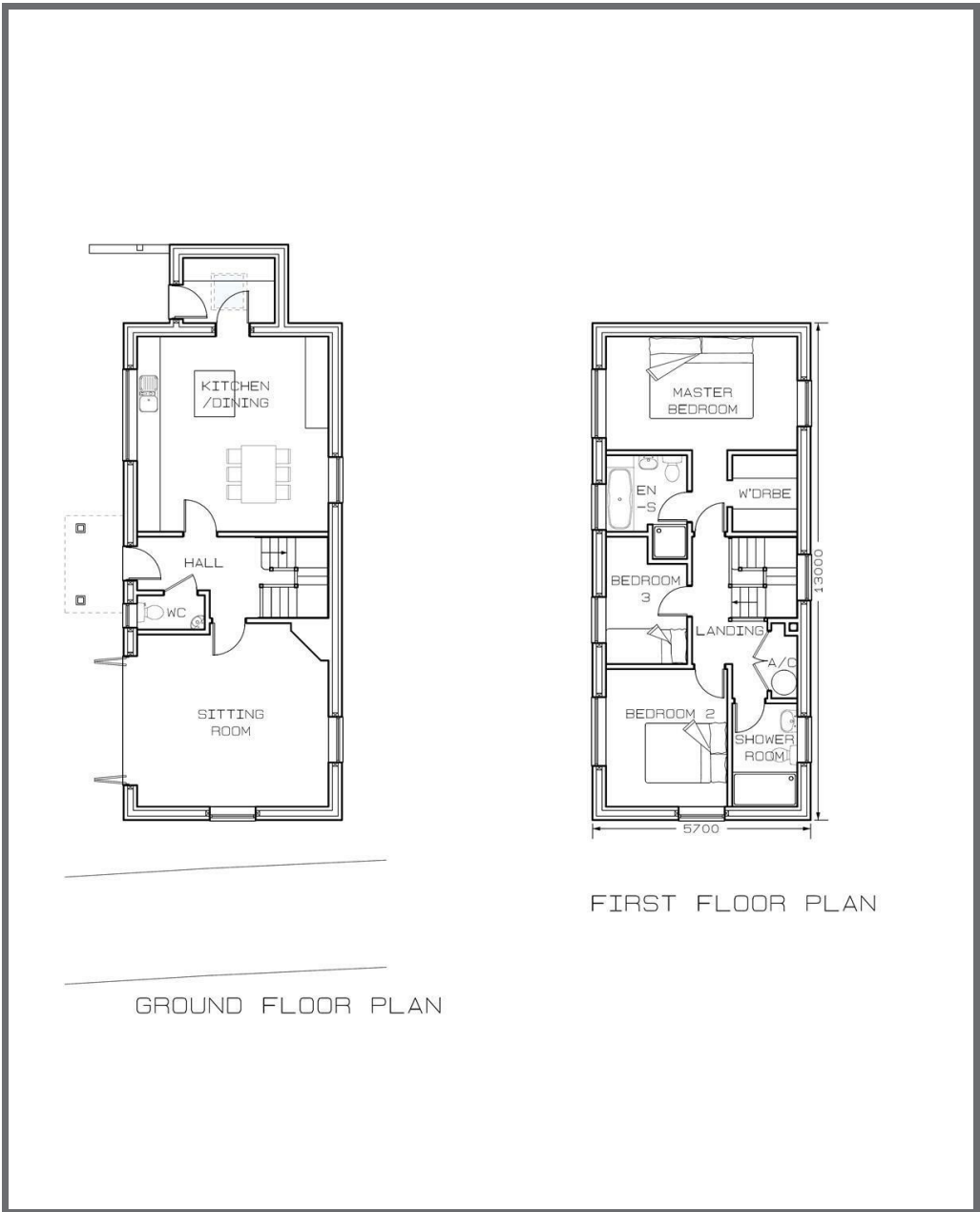


SOUTH WEST ELEVATION



NORTH EAST ELEVATION

MATERIALS:  
 ROOF: Natural slate & Solar PV array  
 WALLS: Cream render, natural timber cladding & stone plinth (re-used from demolition).  
 WINDOWS: Painted timber framed units  
 POSTS: Natural oak



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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

honiton@stags.co.uk

01404 45885



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	