



Plot in Sidmouth

Plot in Sidmouth, Woolbrook Mead, Sidmouth, Devon, EX10 9XF



Sidmouth Beach: 2 miles Exeter City
Centre: 14 miles Honiton: 9.5 miles

Individual building plot with
planning permission granted for a
three bedroom detached
bungalow.

- Full Planning Consent
- EDDC Ref: 23/2134/FUL
- Building Plot
- Three Bedrooms
- Three En-suites
- Freehold
- Council Tax TBC

Guide Price £250,000



SITUATION

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, as well as rail links due to its positioning on the Paddington and Waterloo lines. The city also has easy access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION

Illustrative plans show an individual, detached residence with three bedrooms all with en-suite bathrooms. The proposed home has a good size open planned living/dining/kitchen room. Ground floor WC and separate utility room. All set in a good sized, well established garden with views to the surrounding countryside.

Gross internal area: 194.23 sqm

PLANNING CONSENT

Planning consent: Ref 23/2134/FUL - Dated 5th February 2024 subject to conditions. Plans available from the East Devon District Council website. Please note there maybe community

infrastructure levy to pay (self build reliefs available).

SERVICES

All mains services available - Purchaser to make their own enquiries.

DIRECTIONS

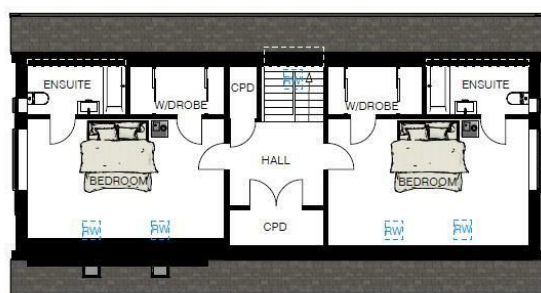
From the A3052 turn into Woolbrook Road to the West of Sidmouth. After approximately 0.75 of a mile turn left into Core Hill Road and the property will be found on the left hand side.

VIEWINGS

By appointment only - Contact Stags in Honiton - 01404 45885.



PROPOSED DRAWINGS



FIRST FLOOR PLAN, SCALE 1:100



GROUND FLOOR PLAN, SCALE 1:100



SECTION 1/A3, SCALE 1:100



Revision Date:
May 13, 2024

Dalton-Aram Planning Ltd
14 Seaford Rd, Seaton, EX12 2GB.
tel: (01297) 23281
email: kate@daltonaramplanning.co.uk

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Project:
Proposed New Dwelling
Sidmouth
Name: Kothek
Address:
Land north of 10 Woolbrook Mead,
Sidmouth, EX10 9XF

SCALE DRAWINGS FOR PLANNING PURPOSES ONLY. DISCREPANCIES, ERRORS AND OMISSIONS SHOULD BE REPORTED. WHERE WORKS ARE IN EXISTING BUILDING, ALL FLOOR LEVELS, WALL PLUMB/LINE/TRUE SHOULD BE CHECKED AND OTHER STRUCTURAL ELEMENTS SHOULD BE UNCOVERED PRIOR TO CONSTRUCTION. DRAWINGS BASED ON NON-DESTRUCTIVE SURVEY ONLY AND THEREFORE FOR GUIDANCE PURPOSES ONLY.

DRAWINGS TO BE USED IN COLLABORATION WITH ANY STRUCTURAL ENGINEERS, SPECIFICATIONS AND CALCULATIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON-SITE PRIOR TO CONSTRUCTION.

ALL CONSTRUCTION WORK AND MATERIALS SHOULD COMPLY WITH ANY RELEVANT BRITISH BUILDING STANDARDS INCLUDING BUT NOT LIMITED TO THE BUILDING REGULATIONS APPROVED DOCUMENTS AND LOCAL FIRE SERVICE GUIDANCE.

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

01404 45885

honiton@stags.co.uk

stags.co.uk