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Hembury View RESI





Honiton Train Station 0.4 miles Sidmouth  
10 miles

## Unique town centre plot for detached dwelling and garden room. Parking and outbuildings.

- Online Auction
- May 22nd 2025 at 4pm
- Full planning - Ref 22/0887/FUL (dated 26.07.2022)
- Town centre plot
- Garden room & outbuildings
- Plot About 357 sqm (0.09 acres)
- Parking
- Council tax band TBC
- Freehold

Auction Guide  
£150,000

### METHOD OF SALE

The land will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date will be Thursday May 22nd 2025 at 4pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auctions tab.

### SITUATION

This unique plot is located in the heart of Honiton within a very short walk of the High Street, which is renowned as an antique centre and its weekly street market. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools. Honiton is served by a mainline rail station with hourly service to London Waterloo and benefits from fantastic access to the A30.

Exeter, to the west offers excellent shopping facilities, mainline rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

### DESCRIPTION

This unique plot is in a partly walled garden with numerous outbuildings including a 'garden room,' currently used as temporary accommodation by the sellers. There is an old restored garden store plus useful storage sheds.

Extending to about 357 sqm (0.09 acres) the gently sloping plot has planning consent (Ref 22/0887/FUL, dated 26.07.2022) for a detached single storey property with a large loft room with roof lights.

Indicative plans shown on these particulars are taken from the planning drawings, illustrating the layout including an open plan living space, bathroom, shower room and staircase to a loft room. There is consent for a PV array on the roof.

### GARDEN ROOM

Built by our clients and able to be retained after the build as a 'garden room' this forms a compact living space with kitchen and shower room.

### ACCESS

There is vehicular access via a lane to Clapper Lane and a pedestrian access along St/ Johns Close to the High Street.

### SERVICES

Mains water, electric and drainage are connected and onsite. We understand mains gas is nearby with ducting from the edge of the plot installed. This property has the benefit of standard, superfast broadband. (Ofcom) Up to 80 Mbps. EE, Three, Vodafone and O2 mobile phone signal available, indoor unlikely with Vodafone..

### WHAT3WORDS POSITION

///drag.shared.certified

### PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 (inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1200 (inc. VAT) will be payable by the successful purchaser immediately after the auction.

### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### SEARCHES

Please note the searches were carried out in July 2024.

### SOLICITOR ACTING

Mr David Watson - Somerville & Savage  
T/A Allens Conveyancing  
16a Fore Street, St Marychurch, Torquay, TQ1 4NA  
01803 316790 / [d.watson@somsav.co.uk](mailto:d.watson@somsav.co.uk)

### COMPLETION DATE

Completion date will be 6 weeks after the auction.

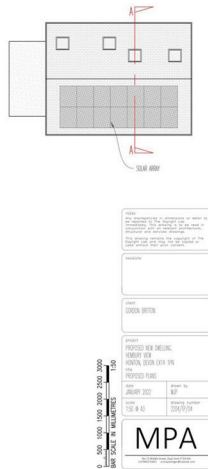
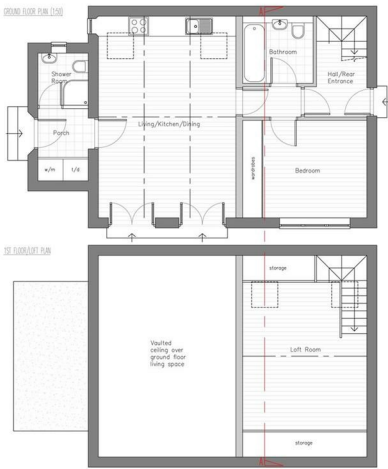
### DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.









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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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) 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 |           |

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

01404 45885

honiton@stags.co.uk

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