



Land to the rear of Chestnut House



# Land to the rear of

, Seaton Down Hill, Seaton, EX12 2HY

## Development site for three detached dwellings in 0.64 Acres

- Planning for three dwellings
- Views to sea and valley
- Ref 15/1949/RES - Start made
- Ref 24/1593/FUL - dated 4th April 2025
- 0.64 acres (0.26 ha)
- Services nearby/cross
- Freehold

Guide Price £300,000

### SITUATION

The site sits in a wonderful, elevated, sought after location above the popular seaside town of Seaton with expansive views across the roof tops to the sea and inland over rolling countryside up the beautiful Axe Valley.

Part of the world renowned Jurassic Coast, Seaton has a mile long beach, picturesque streets and glorious views.

This lively community has an appealing range of facilities including a supermarket, post office, doctors surgery, restaurants, inns, independent shops, the Jurassic Coast visitor centre as well as proposed water front developments at Axmouth and Seaton Quay.

The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth There is also a sailing club, harbour and golf course at nearby Axmouth and a mainline station at Axminster and Honiton.

The much acclaimed Colyton Grammar School, one of England's top state schools, is located just about 2 miles away.



## DESCRIPTION

Extending to a total of 0.64 acres (0.26 ha) this wonderful, elevated site has consent for two dwellings.

Proposed 3 Bedroom - GIA c. 171sqm (1841sqft). The first obtained outline consent (Ref 12/0966/OUT) with subsequent reserved matters (Ref 15/1949/RES) granted 3rd Nov 2015. The council has acknowledged commencement.

The other two more substantial dwellings have an estimated GIA 190 sqm (2,045 sqft) Ref 24/1593/FUL - dated 4th April 2025).

Both applications are subject to conditions. Copies of the relevant documents are available on the EDDC website.

## ACCESS

The site has two access points, however only one can be used to gain access to the finished dwellings via Marlpits Lane/Seaton Down Hill. We understand the utility companies can be approached.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

We have been informed that there is no liability for Community Infrastructure Levy for the first dwelling (Ref 15/1949/RES) as this was started before the introduction of CIL, however CIL is payable on the other two dwellings unless reliefs are applied for successfully.

## SERVICES

It is understood mains water, drainage, electric and telephone are all nearby or cross the site. Purchasers to make their own enquiries. The existing mains drainage which crosses the site we understand will need re routing with the consent of South West Water (SWW). Broadband superfast available in the area (Ofcom). Mobile coverage available with EE, O2, Three and Vodafone (Ofcom).

## DIRECTIONS

For viewings, come off the A3052 at Tower Services, down Seaton Down Hill. On the sweeping bend, turn right to Marlpits Lane and almost immediately right again around the bend into Bunts Lane. After about 100 yards turn right up a shared private lane (owned by the site).

## VIEWINGS

Please contact either Stags on 01404 45885, or the Joint Agents KLP on 01392 879300

## NOTE

Please note a neighbour has a pedestrian right of access down across the site, see plans for agreed route.





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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