

Freehold Land for Sale in Lympstone Village with Full Planning Permission Land in Lympstone Plot 1: OIEO £600,000 Plot 2: OIEO £700,000

Freehold Land for sale off Underhill Close, Lympstone

Plot 1: OIEO £600,000 Plot 2: OIEO £700,000

An exceptional and rare opportunity to acquire land with full planning permission in the heart of the much sought after and historic estuary village of Lympstone. The site enjoys an enviable and elevated position, boasts stunning panoramic views over the River Exe Estuary, and provides the perfect vantage point for soaking in the breath-taking sunsets.

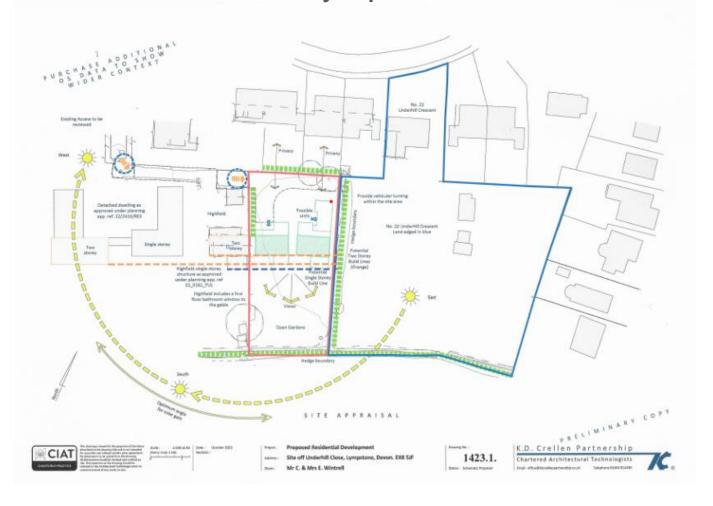
Full Planning Permission for 2 Detached Houses on the West Paddock of Site | Plot 1: 194m² | Plot 2: 217m² | Services Accessible to the Site | Close to Local Amenities, Schools, and the Exe Estuary Trail | Site Area - 1,516m² (Excluding Access Lane) / 1,953m² (Including Access Lane) | Planning for PV Panels to each Dwelling |

Plot 1: Full Planning Permission for a Four Bedroom Detached House - 194m² - OIEO £600,000

Plot 2: Full Planning Permission for a Four Bedroom Detached House - 217m² - OIEO £700,000

Full planning permission (24/0674/FUL) obtained in October 2024 for 2 bespoke detached houses on this well drained site, which is accessed via a private driveway off Underhill Close, Lympstone. Services available and accessible at driveway entrance.

Site area (excluding access driveway) - 1,516m2







An ideal proposition for self-builders or developers looking to create two architecturally striking residences in one of East Devon's most prestigious and desirable locations.

For further details on planning, please refer to East Devon planning application: 24/0674/FUL.

Set in an enviable position, the plot enjoys a peaceful setting with easy access to a wealth of local amenities, schools, and recreational facilities. Just a 5-minute walk to Lympstone railway station offering links to Exeter City centre and Exmouth, the location offers superb connectivity for commuters, with direct links to Exeter and the surrounding region.

This site is a rare development opportunity – early enquiries are highly recommended.

Key Features:

Building plot with full planning permission for 2 x 4-bedroom detached dwellings.

Stunning Estuary Views

Quiet and desirable location off Underhill Close. Excellent access to Lympstone railway station (5 minutes' walk).

Close to local amenities, schools, and the Exe Estuary Trail.

Ideal for developers or those seeking a self-build project.

Please enquire for further details and plans.









Material Finishes: -

External Walls: Natural Stonework / Vertical timber boarding / Painted render

Roof Covering: Natural slate /

Windows & Doors: Polyester powder coated aluminum

Rear (South) elevations to utilise Natural Stonework and timber boarding to relate to the local traditional materials palette.

Proposed glazing to the southern elevation to utilise anti-glare measures due to the sensitivity of views from the south and southwest

Proposals to incorporate projecting gables to the south elevation providing a recessed cover over a private balcony

PV Panels to each dwelling Projecting gable with recessed balcony to each plot Exg. Highfield two storey dwelling with Outline of No's 20 & room in the roof 18 Underhill Crescent accommodation to the north of the site Highfield single storey structure as approved under planning app. Exg. hedge to be ref 22 0161 FUL retained, protected. and to receive additional planting and 22 Underhill Crescent Garden be maintained at 2.5m New hedge planting PROPOSED REAR (SOUTH) ELEVATION in height. against exg. fence



PROPOSED SITE SECTION

along western boundary

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1:200 at A3

Date: March 2024

Proposed Residential Development

Site off Underhill Close, Lympstone, Devon. EX8 5JE

Mr C. & Mrs E. Wintrell

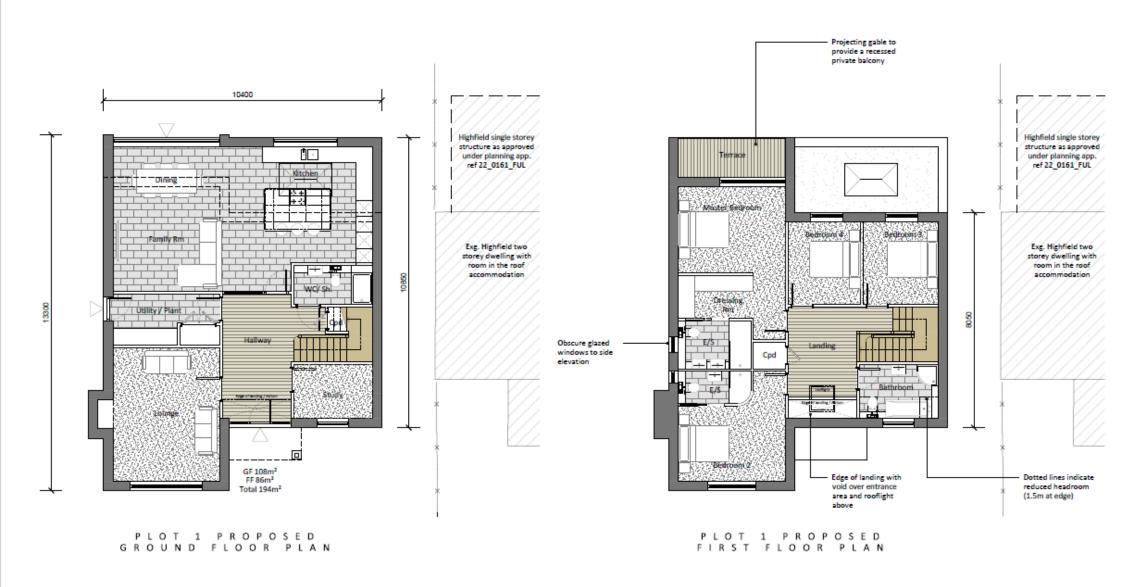
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Status: Planning Application

K.D. Crellen Partnership Chartered Architectural Technologists

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Telephone 01404 814449





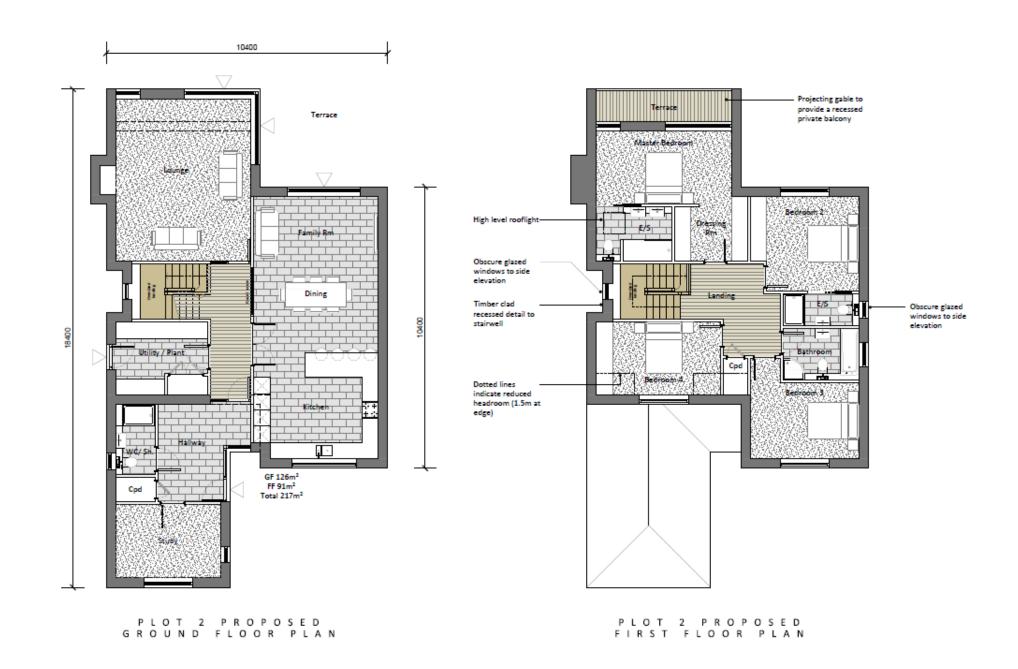


Project: Proposed Residential Development

Site off Underhill Close, Lympstone, Devon. EX8 5JE Address: Mr C. & Mrs E. Wintrell

1423.17.a.

Status: Planning Application



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Proposed Residential Development Site off Underhill Close, Lympstone, Devon. EX8 5JE Mr C. & Mrs E. Wintrell

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