



East of **EXE**  
ESTATE AGENTS

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







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 Lymptone 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 Lymptone 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.





Exg. hedge to be retained, protected, and to receive additional planting and be maintained at 2.5m in height.

Proposed 2m high close boarded fence



PROPOSED FRONT (NORTH) ELEVATION

Material Finishes :-  
External Walls : Natural Stonework /  
Vertical timber boarding / Painted render

Roof Covering : Natural slate /

Windows & Doors : Polyester powder coated aluminum

Notes:

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

Exg. Highfield two storey dwelling with room in the roof accommodation

Highfield single storey structure as approved under planning app. ref 22\_0161\_FUL



PROPOSED REAR (SOUTH) ELEVATION

Projecting gable with recessed balcony to each plot

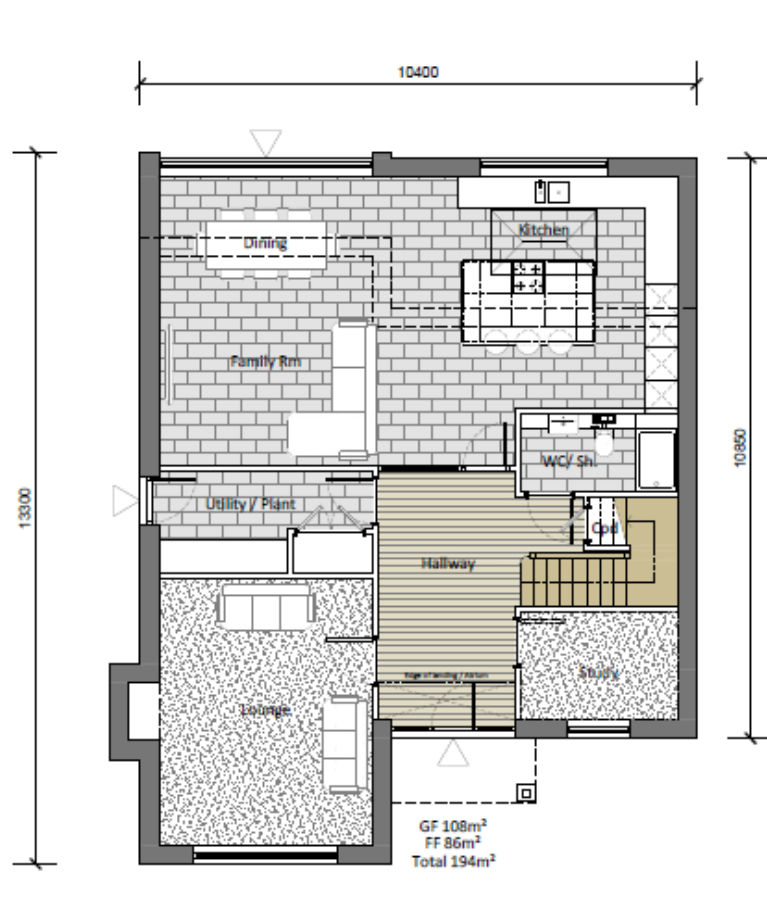
Outline of No's 20 & 18 Underhill Crescent to the north of the site

Exg. hedge to be retained, protected, and to receive additional planting and be maintained at 2.5m in height.

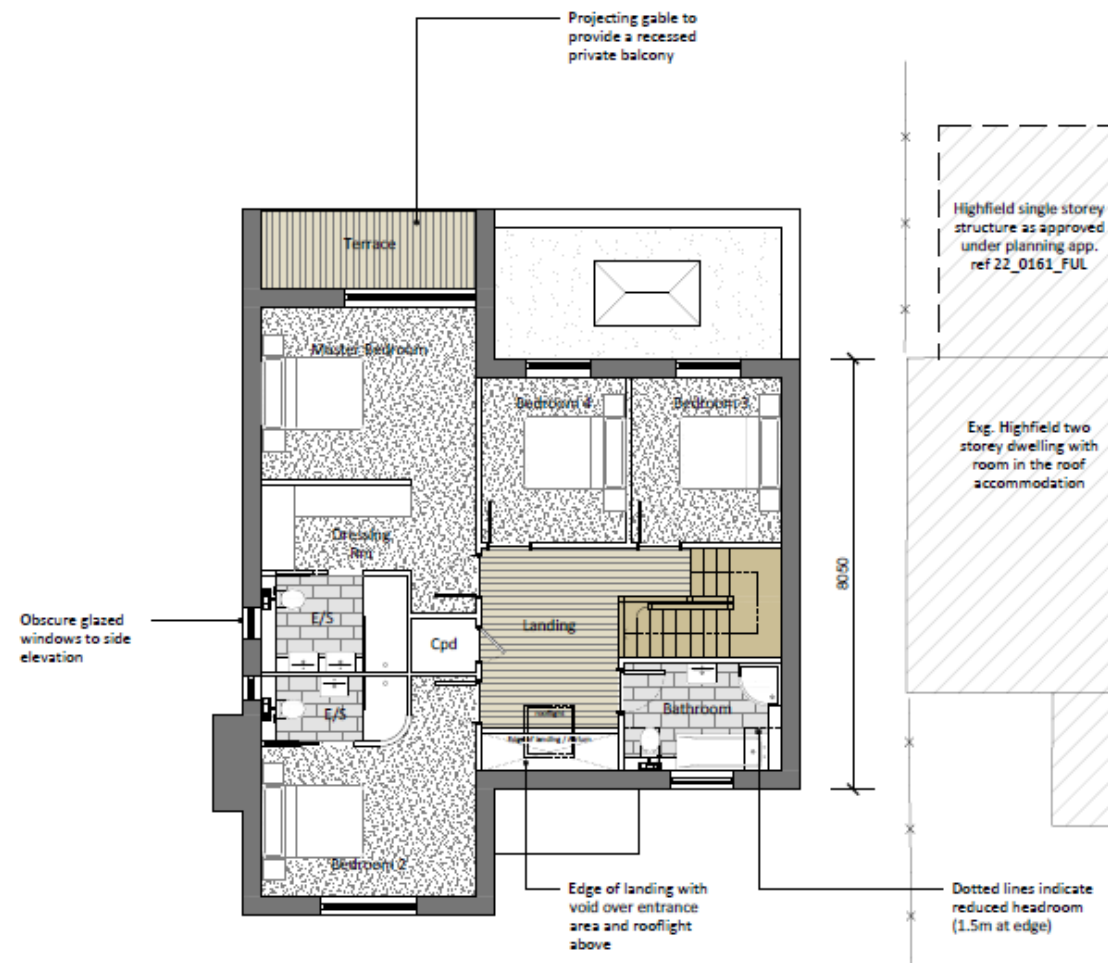
New hedge planting against exg. fence along western boundary



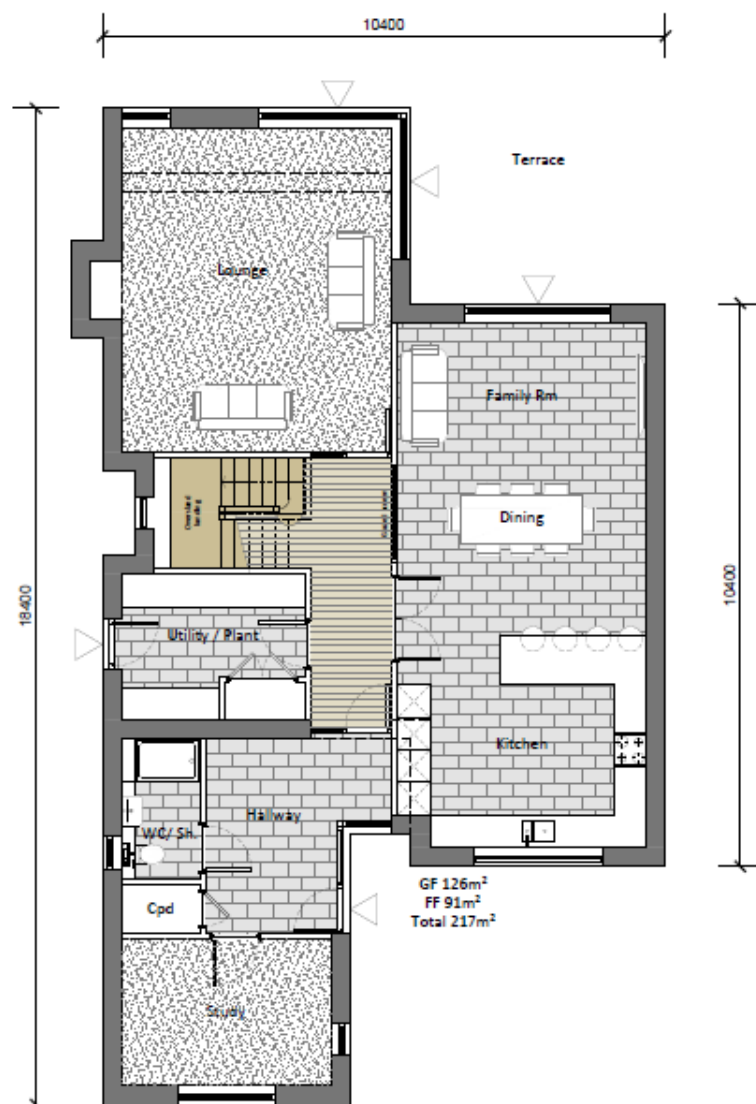
PROPOSED SITE SECTION



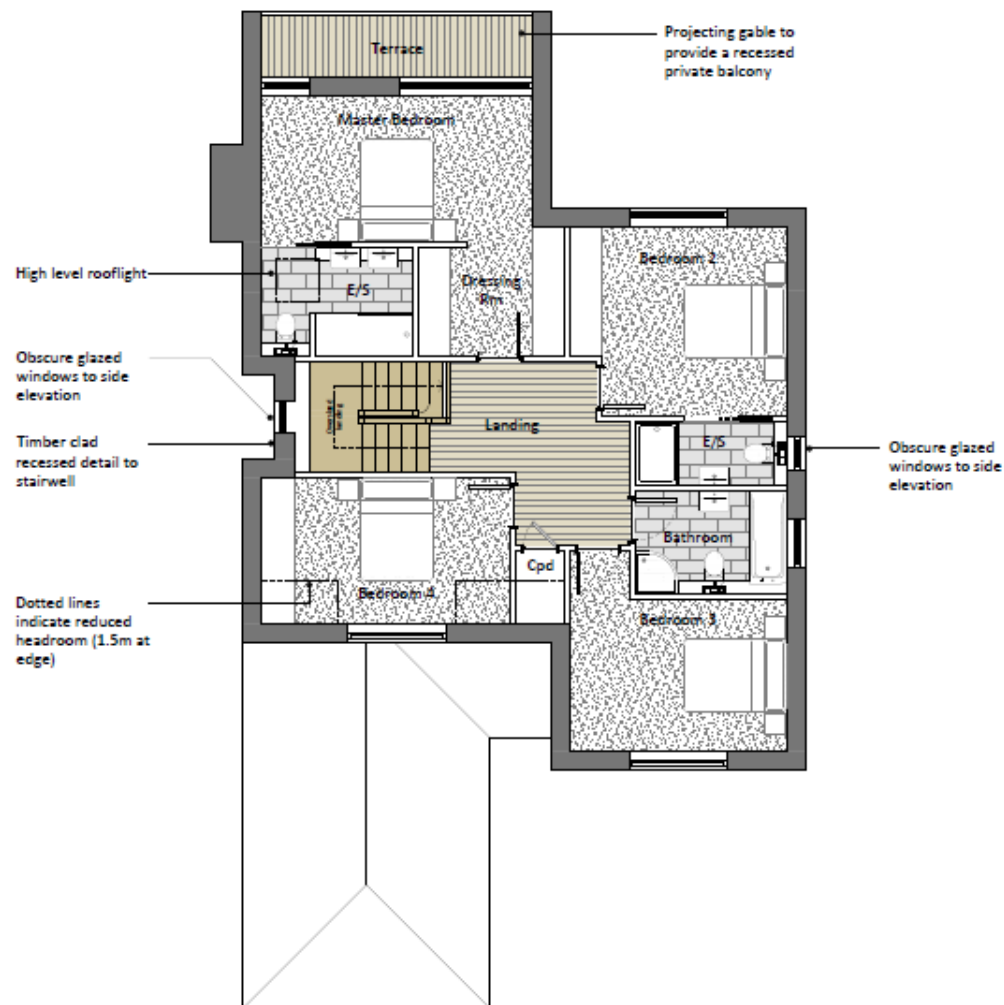
PLOT 1 PROPOSED  
GROUND FLOOR PLAN



PLOT 1 PROPOSED  
FIRST FLOOR PLAN



PLOT 2 PROPOSED  
GROUND FLOOR PLAN



PLOT 2 PROPOSED  
FIRST FLOOR PLAN