

An aerial photograph of a rural landscape. A large, irregular area is outlined in red, encompassing a mix of green fields, dense trees, and a few buildings. The area is bordered by a road on the right and a river or stream at the bottom. The background shows more fields and some distant buildings.

Symonds  
& Sampson

# Berry Hill

Branscombe, Seaton, Devon



# Berry Hill

Branscombe  
Seaton  
Devon EX12 3BG

A rare opportunity to acquire a residential development site in this popular coastal village with Full Planning permission for 10 dwellings. In all about 3.48 acres (1.41 ha).

For sale by Informal Tender. Tenders close on Wednesday 17th December 2025 at 12 noon.

- Stunning village location
- Outline planning permission for 10 dwellings
  - In all about 3.48 acres (1.41 ha)
  - For sale by Informal Tender

Offers In Excess Of £600,000

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk  
or  
Calton Stockley  
01305 251154  
cstockley@symondsandsampson.co.uk





## THE SITE

The site is tucked away in rural yet convenient position in the heart of the East Devon Area of Outstanding Natural Beauty, with views over the surrounding countryside and village. Branscombe has an active community based around the village hall, Parish Church, two popular public houses and primary school with excellent opportunities for coastal walking, fishing and swimming. The nearby Regency resort of Sidmouth with its long esplanade and wide beaches provides a good range of amenities including restaurants, independent shops, cinema, leisure centre and swimming pool as well as a Waitrose. Whilst surrounded by beautiful countryside, the site is easily accessible, close to the A30/A303, whilst the market town of Honiton has a main line rail link to London Waterloo. The cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.

Planning permission has been granted by East Devon District Council under references 15/1291/MOUT, 23/0557/MRES and 23/1375/V106 to develop land adjacent to The Fountain Head Inn, off Berry Hill by the erection of 10 dwellings with the associated parking, garages and access.

The site as granted in the outline application includes a mix of open market housing (two detached homes, an end terrace and a mid terraced house) and affordable housing (four terraced and two end houses). The developable site area amounts to about 0.89 Acres (0.36 ha), however the total site extends to 3.48 acres (1.41 ha) giving the opportunity for the detached houses to have an area of

pasture/woodland in addition to their gardens.

### Open Market Housing

- 2 x Detached 4 bedroom homes with garaging.
- 1 x Terraced cottage style home with parking.
- 1 x End of terrace cottage style home with parking.

### Affordable

Three terraced and three end of terrace cottage style homes (2 Affordable, 80% of market value Discounted Market Units and 4 Affordable Rented homes)

Full details and plans are available via the East Dorset Planning Portal ref number 15/1291/MOUT, 23/0557/MRES and 23/1375/V106

## METHOD OF SALE

Tenders are invited, to be submitted on the attached Informal Tender Form together with the signed Informal Tender Contract prior to 12 noon on Wednesday 17th December 2025.

For further details contact

Development Land and New Homes Manager

Calton Stockley

Tel: 01305 251154

Email: [cstockley@symondsandsampson.co.uk](mailto:cstockley@symondsandsampson.co.uk)

Sole selling agents - Symonds & Sampson LLP

## DIRECTIONS

What3words:///bland.ultra.validated

From Sidmouth take the A3052 towards Seaton. At The Donkey Sanctuary turn right to Branscombe, at the roundabout take the first junction left to Branscombe. Follow this road into the village, the site lies just behind The Fountain Head Inn with access from Berry Hill or the main village road. Our sale boards will be posted.

## SERVICES

Main water, drainage and electricity close by. No main gas in the village.

### Tenure

Freehold with vacant possession upon completion.

### Local Authority

East Devon District Council EX14 1EJ

Tel 01395 516551

## MATERIAL INFORMATION

### Solicitor

Foot Anstey

Southampton SO152NP

Contact: Mark Stutter

Tel: 0238017222

Email: [mark.stutter@footanstey.com](mailto:mark.stutter@footanstey.com)







Axminster/RS/14/10/25



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Symonds & Sampson LLP  
Trinity Square  
Axminster, Devon, EX13 5AW



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**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**

## INFORMAL TENDER FORM

To be submitted by **Wednesday 17th December 2025 at 12noon**

FAO Calton Stockley, Symonds & Sampson LLP, Archpoint House, Queen Mother Square,  
Poundbury, Dorchester, Dorset



### Berry Hill, Branscombe, Seaton, Devon, EX12 3BG

**Terms:**

Should you decide to submit an offer it should be submitted in writing upon the following basis:

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope (if submitting by post) clearly in the left-hand corner with the words "**Berry Hill - Informal Tender Offer**" or in the subject line if submitting by email. If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. The Vendor's solicitor will issue a draft contract following acceptance of an offer.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor does not commit to accept the highest or any offer.

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

I/We.....

of:.....

Telephone: ..... Email:.....

Hereby submit for **Berry Hill, Branscombe, Seaton, Devon, EX12 3BG** as indicated on the offer letter, and being the property registered under Land Registry Title Number DN737739, an offer in the sum of:

£.....

Offer in words .....

Please provide details of funding and other relevant matters:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society / Lender and enclose Mortgage / Agreement in Principle and specify deposit in hand.

Lender:..... Agreement in Principle Enclosed/Attached?: Yes No

Deposit in hand:.....

b. My/our solicitors are: .....

c. Anticipated timescale : .....

d. If you offer is subject to sale please provide further information, including your selling agent's details, any other relevant comments -

.....

.....

Dated: .....

Signed: .....