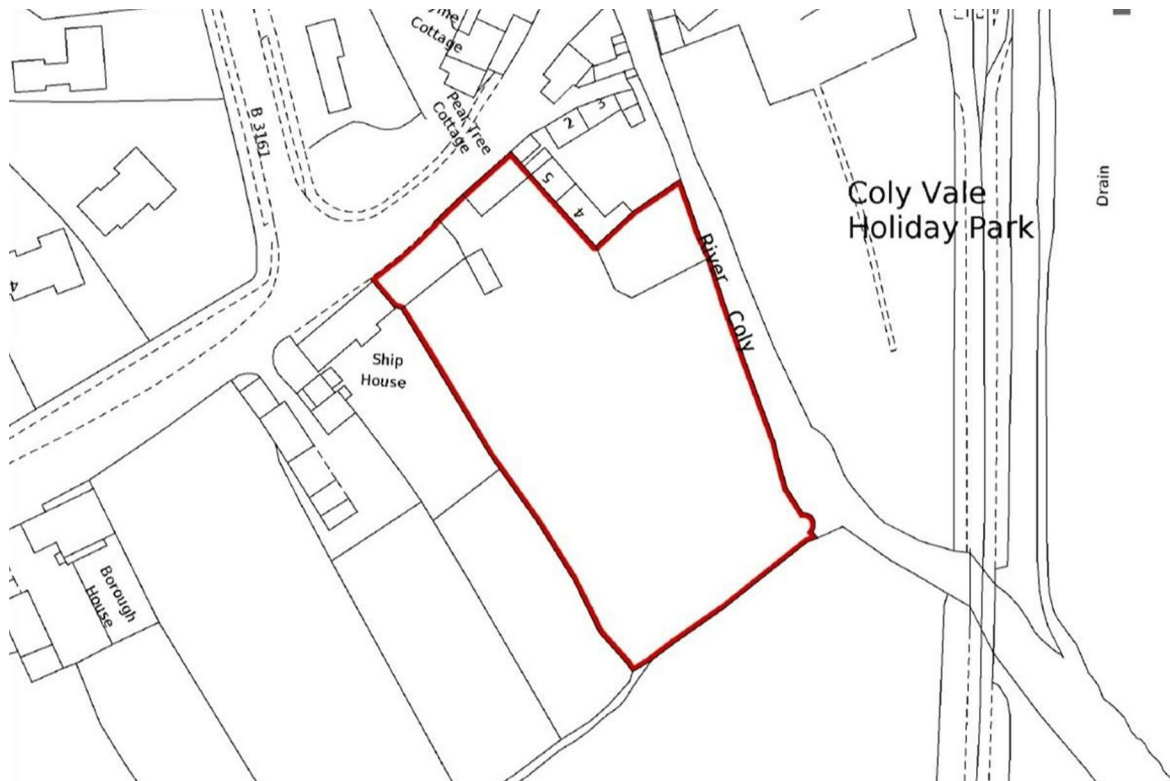




BUILDING PLOT - APPROX. 1 ACRE
LAND WITH DEVELOPMENT POTENTIAL BACKING ON TO THE BEAUTIFUL AXE ESTUARY



Land at Clarkham Cottages, Swan Hill Road, Colyford, Devon EX24 6QF
Guide Price £750,000

A generously proportioned plot of land alongside the picturesque River Coly. It has a frontage to Swan Hill Road of about 37m (120') and is informally estimated at 1.1 acres with detailed consent for a 4 Bedroomed detached house. The land has been in the same family ownership for some 65 years and has been much loved and enjoyed as a secluded retreat. There is an old apple orchard with carpets of snowdrops and daffodils, a vegetable garden, and beyond the southern boundary is the unspoilt Axe Estuary.

The land is situated in the picturesque East Devon village of Colyford which has a thriving local community and facilities including a church, village hall, 2 pubs, post office and general store, butchers shop, cafe and the highly regarded Colyton Grammar School. The sea at Seaton is about 2 miles to the south and inland is the ancient country town of Colyton (approx. 1 mile). There is a mainline railway station at Axminster some 5 miles inland (Exeter to Waterloo line).

In summary, the land is situated in a superb location, probably the last of its kind in the village.

PLANNING

Detailed planning approval was granted in April 2023 for a 4 Bedroomed detached house. The plans can be viewed on the East Devon District Council Planning Portal. Application No. 22/2632/FUL. A copy of the consent is attached.

MATERIAL INFORMATION

Buyers are kindly advised to research this land and enquire with the marketing agent prior to arranging a viewing.

Local Authority: East Devon District Council

Tenure: Freehold

Conservation Area: this land is located within a Conservation Area. Buyers are advised to make enquiries with the local authority as to Conservation Area and planning related queries.

Flood Risk: the lower part of the land is designated by the Environment Agency as at risk of flooding. The Vendors advise that in their experience flooding has been minor. Consequently building on this section of the land is unlikely to be permitted.

The Vendor is not aware of any payment liabilities, restrictions on permitted development, covenants, tree preservation orders or rights of way/easements on this land.

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains Available.

Water: Mains Available.

Drainage: Mains Available.

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

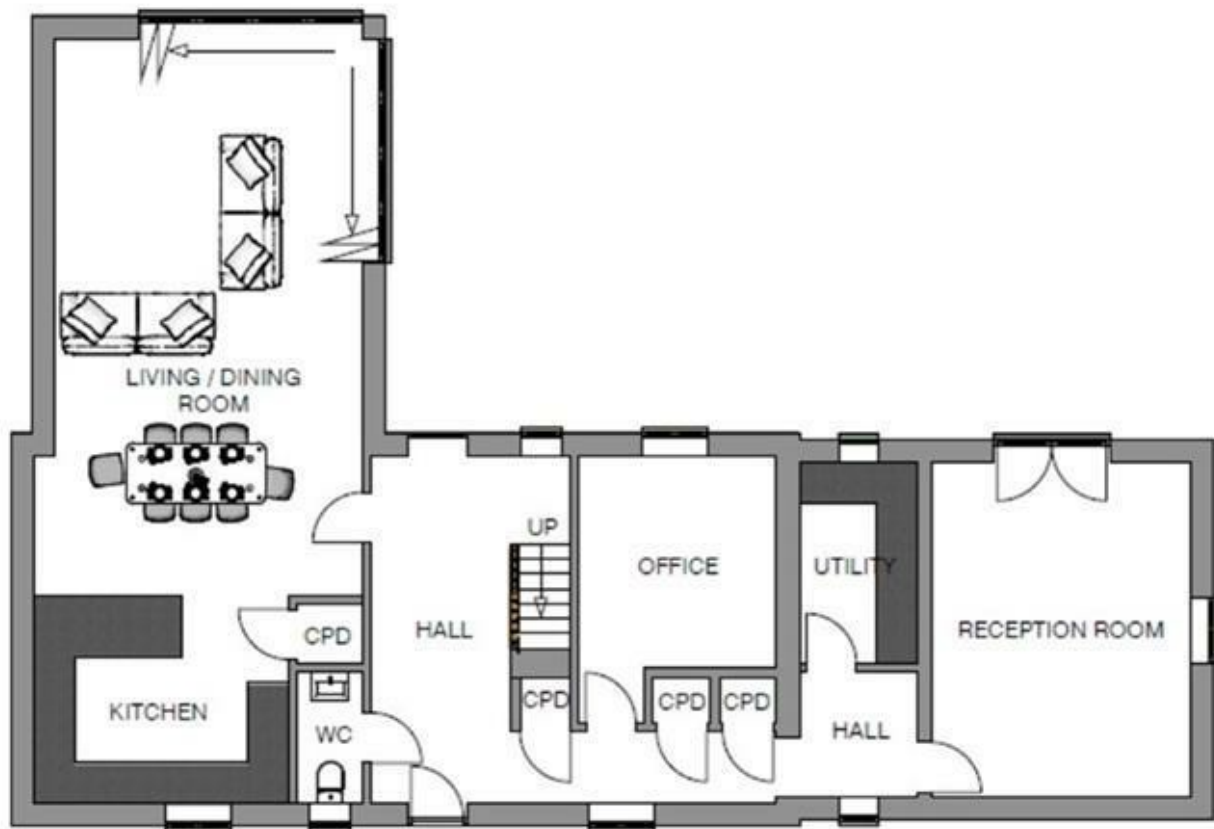
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From Lyme Regis take the A3052 towards Sidmouth and Exeter for about 5 miles. Cross over the River Axe and the Tramway and enter the village of Colyford. The land will be found shortly on the left hand side just before the right turn to Colyton.

PROPOSED DRAWINGS NORTH WEST ELEVATION





GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF CONDITIONAL PLANNING PERMISSION

Applicant:	Application No:	22/2632/FUL
Address:	Date of Registration:	28 November 2022
Agent:	Date of Decision:	28 April 2023
Address:		

Proposal: Construction of 1 no. dwelling, means of access and associated works

Location: Clarkham Cottages
Swan Hill Road
Colyford
Devon
EX24 6QG

The Council hereby grants permission to carry out the development described in the application and the plans attached thereto subject to the following conditions :

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. No development above foundation level shall take place until details of materials to be used externally have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and EN10 - Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)
4. Development shall be carried out in accordance with the recommendations and mitigation measures in the Bat and Protected Species Survey prepared by Ecologic Consultants dated July 2022.

(Reason - In the interests of wildlife protection in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.).

5. Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority:

- Details of new windows including sections, mouldings, profiles and paint colour. Sections through casements, frames and glazing bars should be at a scale of 1:2 or 1:5.

The development shall be carried out in accordance with the approved details.

(Reason - In the interests of the historic character of the Colyford Conservation Area in accordance with Policy EN10 - Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)

6. No development shall take place (including site clearance and ground works) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:
- (a) the timetable of the works;
 - (b) daily hours of construction;
 - (c) any road closure;
 - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the Local Planning Authority in advance;
 - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the site preparation and construction phases;
 - (g) areas where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - (h) hours during which no construction traffic will be present at the site;
 - (i) the means of enclosure of the site during construction works;
 - (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
 - (k) details of wheel washing facilities and obligations;
 - (m) Details of the amount and location of construction worker parking.

Development shall take place in accordance with the approved details.

(Reason - In the interests of amenity and highway safety in accordance with policies D1 (Design and Local Distinctiveness) and TC7 (Adequacy of Road

Network and Site Access) of the East Devon Local Plan 2013-2031. This needs to be a pre-commencement condition to ensure impacts of construction are mitigated from the outset of development.)

7. Prior to occupation of the two dwellings hereby approved, details of the air source heat pump and car charging points, including location, manufacture details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained and maintained for the lifetime of the development. The air source heat pump and charging points shall be installed prior to occupation of the dwelling.
(Reason - To ensure development is designed to a high level of energy efficiency aiming towards zero carbon in accordance with Policy Coly6 - Sustainable Development.)
8. Prior to first occupation of the dwelling hereby approved, details any external lighting required shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To avoid adverse ecological impacts in accordance with Policy EN5 - Wildlife Habitats and Features of the East Devon Local Plan).
9. In accordance with the submitted application details surface water drainage shall be provided by means of soakaways within the site which shall comply with the requirements of BRE Digest 365 for the critical 1 in 100 year storm event plus 50% for climate change unless an alternative means of surface water drainage is submitted to and agreed in writing by the Local Planning Authority prior to installation. To adhere to current best practice and take account of urban creep, the impermeable area of the proposed development must be increased by 10% in surface water drainage calculations. The development hereby approved shall not be occupied or brought into use until the agreed drainage scheme has been provided and it shall be retained and maintained for the lifetime of the development.
(Reason - In the interests of adapting to climate change and managing flood risk, and in order to accord with Policy EN22 of the East Devon Local Plan and the guidance contained in the NPPF.)



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4699**

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