

A wide-angle photograph of a rural landscape. The foreground is a lush green field with some patches of brown mulch or fallen leaves. In the middle ground, there are several trees, some bare and some with green foliage, and a large, dense hedge. In the background, a house is visible, partially obscured by trees. The sky is a clear, bright blue.

Land To The South Of Sidlaw House

Coreway, Sidford, Sidmouth, Devon

Land To The South Of Sidlaw House

Coreway
Sidford
Sidmouth
Devon EX10 9SE

A single development plot measuring 0.20 acres set in a favoured residential location of Sidford. Ideally positioned for local amenities, Waitrose supermarket and Sidmouth town.

- Development site
- Measuring 0.2 acres (0.08 ha)
- Existing planning permission
- Potential to amend (STPP)
 - Nearby local amenities
 - Sidmouth 2 miles
 - Exeter 23 miles

Guide Price **£175,000**

Freehold

Axminster Sales
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THE SITE

This interesting development opportunity offers an excellent prospect in part of the former gardens once belonging to Sidlaw House. This established site measures in the region of 0.2 acre (0.08 ha) and is enclosed with a variety of mature hedging and Devon bank. To the south east corner is a timber garage with gated access. Along with an additional access point along the southern boundary. In June 1975 planning permission was granted for a single storey dwelling subject to conditions. Some 40 years later a Certificate of Lawful Use or Development has been issued by East Devon District Council confirming that the original planning permission remains active due to initial ground works commencing within the agreed conditions.

PLANNING

The original planning permission for a single storey two bedroom bungalow was granted under the reference number 7/39/75/0325/210 (also 75/C0325) on 29th July 1975, with the Certificate of Lawful Use or Development approved on 25th September 2025. Reference number 25/1064/CPE which provides a certificate of existing lawfulness to confirm that planning permission 7/39/75/0325/210 (also 75/C0325) remains extant. Full details of both applications can be found on the East Devon Council planning portal using the reference numbers above or by contacting our Axminster office.

SITUATION

The development land is well positioned off both Elmway & Coreway which is a much favoured residential area of Sidford. The

immediate area offers a wonderful blend of mainly individual detached properties ranging from classic Arts & Crafts houses up to modern contemporary dwellings. A Waitrose supermarket lies within half a mile of the property and the local amenities in Sidford are at a similar distance. The village's high street is home to a convenience store with Post Office, a selection of public inns, eateries, and church. The stunning Regency town of Sidmouth (2 miles) is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, pebble beaches, beautiful public gardens, and coastal walks. The town has a range of independent shops and amenities, including a cinema, department store and a theatre. There is also a wide variety of independent and national retailers. Sidmouth is part of the National Landscape (formerly AONB) Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site. The cathedral city of Exeter is 23 miles to the west and offers a full range of facilities, as well as rail links on the Paddington and Waterloo lines. The city also has good access to the M5 at Junction 30 and Exeter International Airport.

EDUCATION

Primary schooling in Sidmouth and Sidbury. State secondary schools at Sidmouth, Honiton and the renowned Colyton Grammar school. Well-regarded University of Exeter. Private education in the area includes St. Johns, Sidmouth and the Exeter schools.

SPORTING

Racing at Exeter or Taunton. Golf at Sidmouth, Axe Cliff or Honiton. Sailing on the coast at Sidmouth or Exmouth. The town of Sidmouth

boasts an excellent range of sports clubs, sailing club, leisure facilities and social societies. Professional rugby at Exeter and county cricket at Taunton.

DIRECTIONS

What3Words
///pinch.note.lime

SERVICES

All purchasers are expected to make their own enquiries on the availability of mains services in the area.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616

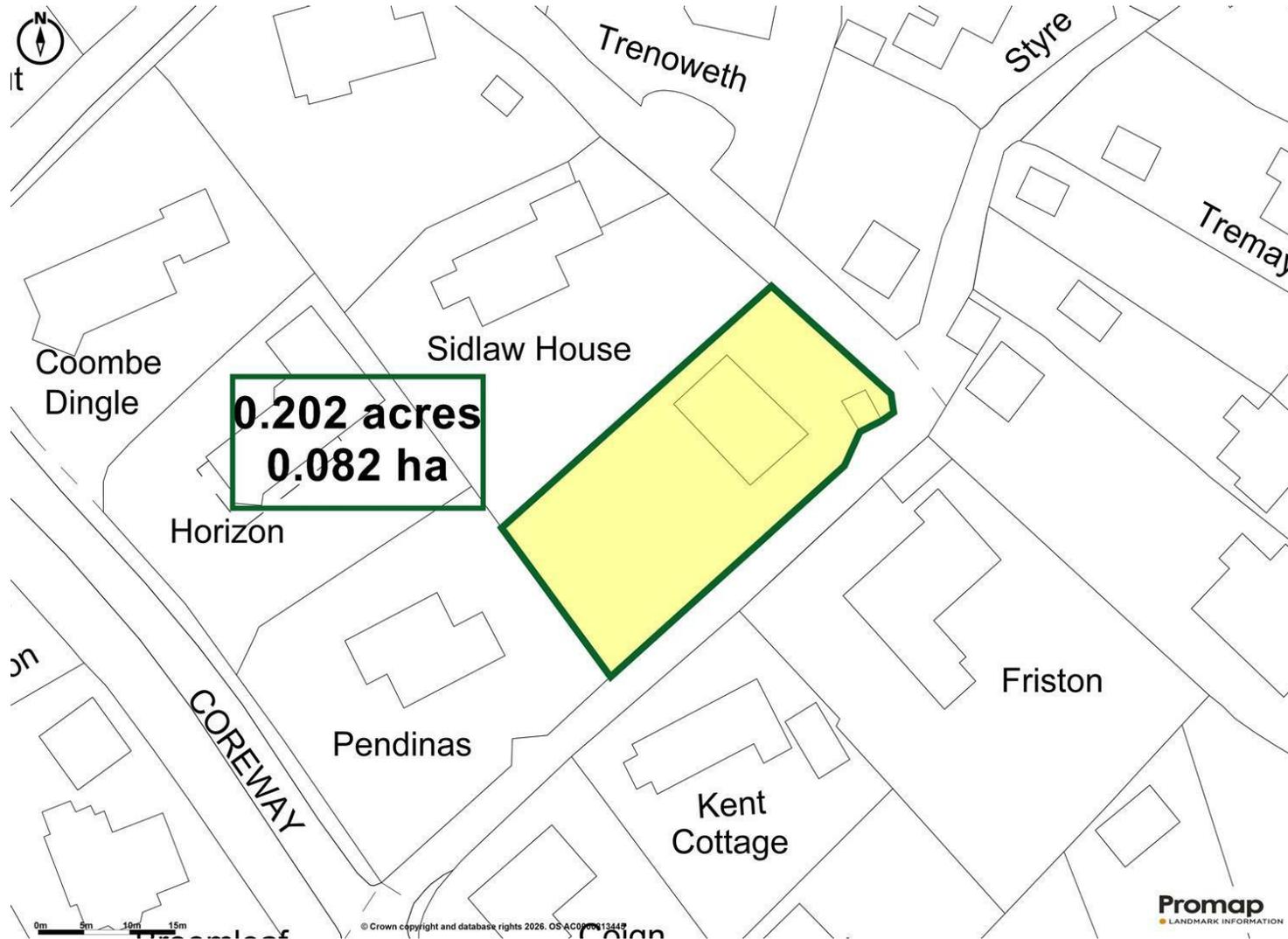
MATERIAL INFORMATION

- 1.) Interested parties are advised to contact East Devon Council in relation to any potential S106 or CIL payments for this development.
- 2.) The mature oak growing in the south eastern corner of the site, next to the garage, is subject to a tree preservation order.
- 3.) The access road off of Coreway is unadopted.

SITE VISITS

Viewings are strictly by appointment only during daylight hours. All viewers are expected to wear suitable footwear and take note of the cordoned off areas around the trenches. Please note that there is currently no parking on site.





Axm/RIS/6.2.26



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