



Self Build Development



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Unique site for rural self build home in 3.2 acre south facing paddock

- Outline consent
- Rural location
- National Landscape
- Self build
- Services nearby
- South facing land
- Freehold
- Council tax TBC

Offers In Excess Of
£300,000



SITUATION

This unique site for a self build is set along a quiet country lane ending in a footpath, within the Blackdown Hills National Landscape offering a south facing position over looking its own land. The village of All Saints is well regarded locally and provides a primary school, community hall, church, with a public house at nearby Smallridge.

The traditional market town of Axminster lies approximately 2 miles to the south offering independent shops, supermarkets and a mainline train to London Waterloo. While the Jurassic Coast and coastal towns such as Lyme Regis, Seaton, and Sidmouth are an easy drive. Well-regarded schools, including Colyton Grammar School, and the A303 at Ilminster are also within easy reach.

DESCRIPTION

Outline planning consent has been granted for a Self Build Home, subject to reserve matters other conditions. The site, which is accessed from Knights Lane, is very gently sloping looking down the Axe Valley towards the All Saints Church and school.

Positioned in the top of the field the 'site' is within 0.4 acres, within the whole field which extends to about 3.20 acres (1.296 ha), which is surrounded on three sides by mature tree-lined hedges providing a lot of natural screening. A public footpath that links down towards the school and church crosses the field. A new hedge is to be planted alongside to screen this from the self build site of the field.

PLANNING INFORMATION

Consent was granted on Appeal Reference 6002448, dated 29th April 2026 relating to application 25/0180/OUT.

Please note that in addition to conditions there is also a Unilateral Undertaking to install a package treatment plant as well as plant a corner of the field with Common Alder taking 0.741 acres (0.3 ha) out of Agricultural Use to mitigate the nutrient impact of the site on the Axe Valley /Seaton Wetlands. Full details available on the EDDC website and Stags.

New development in East Devon is subject to Community Infrastructure Levy, however self build exemptions are available.

SERVICES

Quotes for connection to mains water and electric are available from Stags. Purchasers to install a package treatment plant for drainage. No broadband connection, although according to Ofcom nearby properties have access to Ultrafast broadband. Mobile signal good outdoors (Ofcom).

UPLIFT CLAUSE

Please note the previous owner has the benefit of the remaining time of an uplift/development clause, which is a 25% until 8th November 2037. For the avoidance of doubt the current owner will be paying the uplift relating to the current proposal.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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