



# Development Site at

Cranbrook, Clyst Honiton, Exeter, Devon, EX5 2DY

## Development site with Permission in Principle for two detached dwellings in Cranbrook, Devon

- Permission in Principle for 2 four-bedroom detached open market dwellings
- Flexibility to create unique design
- No Section 106 or CIL contributions
- Convenient location in popular new settlement in East Devon
- 3 private parking spaces per plot
- Est development GIA of 140 sqm per dwelling

## Guide Price £200,000

### DESCRIPTION

A great opportunity to acquire a development site with Permission in Principle (ref: 24/1200/PIP) to build up to two detached dwellings, ideally located on the edge of Cranbrook, a popular and well-established new town development approximately 6 miles from the cathedral city of Exeter. The indicative scheme comprises two detached four-bedroom properties (140sqm each), together with private parking for three vehicles per dwelling and a generous rear patio and garden area. An ideal prospect for developers seeking a well-located, flexible scheme.

### SITUATION

The property enjoys excellent access to the M5, A30 and Exeter International Airport (just 1.5 miles away), together with a mainline railway station at Cranbrook providing services to London Waterloo and Exeter Central, and a nearby frequent bus service. This makes it ideally positioned for both local and national travel. Cranbrook offers an expanding range of amenities including shops, a public house, takeaways, schooling for all ages, sporting facilities, clubs and a country park. The nearby towns of Ottery St Mary and Honiton provide further amenities, while the south coast is within easy reach at Exmouth and Sidmouth.

### PLANNING PERMISSION

East Devon District Council granted Permission in Principle (ref: 24/1200/PIP) on 15th November 2024 for the construction of up to two new build detached dwellings. A range of accompanying documents are on the East Devon District Council website.

Plot 1 = 140sqm Dwelling and associated parking and garden space.  
Plot 2 = 140sqm Dwelling and associated parking and garden space.

The vendor has paid the Pebblebed Heaths and Exe Estuary Special Protection Area Habitat Mitigation Contribution that is due in connection with the development.

It is understood that no CIL levy will be due, on the basis the development site is located within the Cranbrook CIL relief zone.



## ACCESS AND SERVICES

Vehicular access to the site is via an adjoining private accessway, which is shared with adjoining property owners. Please contact Stags for further information.

Mains Electricity and Water connections are available on site. It is envisaged that foul drainage will be delivered with the use of a Sewage Treatment Plant, although connection to the mains service may be possible. All interested parties should make their own enquiries regarding the provision of utilities with the relevant Utility providers.

## OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty. The property is registered together with other land with HM Land Registry under the registered title numbers DN191435.

The sale of the property is subject to all rights, covenants, wayleaves, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

NOTE: there is an existing tree overhanging the south western corner of the site, which is the subject of a TPO.

## AGENTS NOTE

Please note the vendors have not elected to tax the property for VAT purposes.

## INFORMATION PACK

Access to a pack of supporting information is available to prospective purchasers on request.

## VIEWINGS

Strictly by appointment through Stags.

Please call our Development Land Team on 01392 286949 to arrange an appointment.

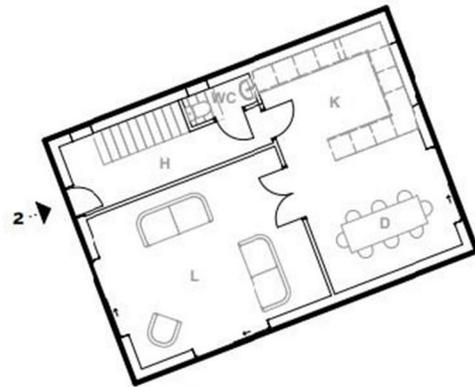
## DIRECTIONS

From Exeter head east along the A30 dual carriageway, taking the exit signposted Cranbrook / B3174 / Clyst Honiton. Join the B3174 heading toward Cranbrook, and after approximately one mile you will arrive at Treasbears Lane. The property is located on the left hand side.

What3Words - ///lion.dispensed.dancer

## PLANS AND DRAWINGS

Please note that all plans and drawings are for illustration purposes only and are not guaranteed to be accurate or to scale.



Units 1 & 2

*Indicative  
Ground Floor  
Layouts*

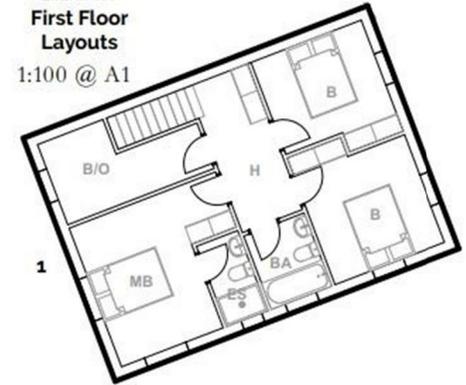
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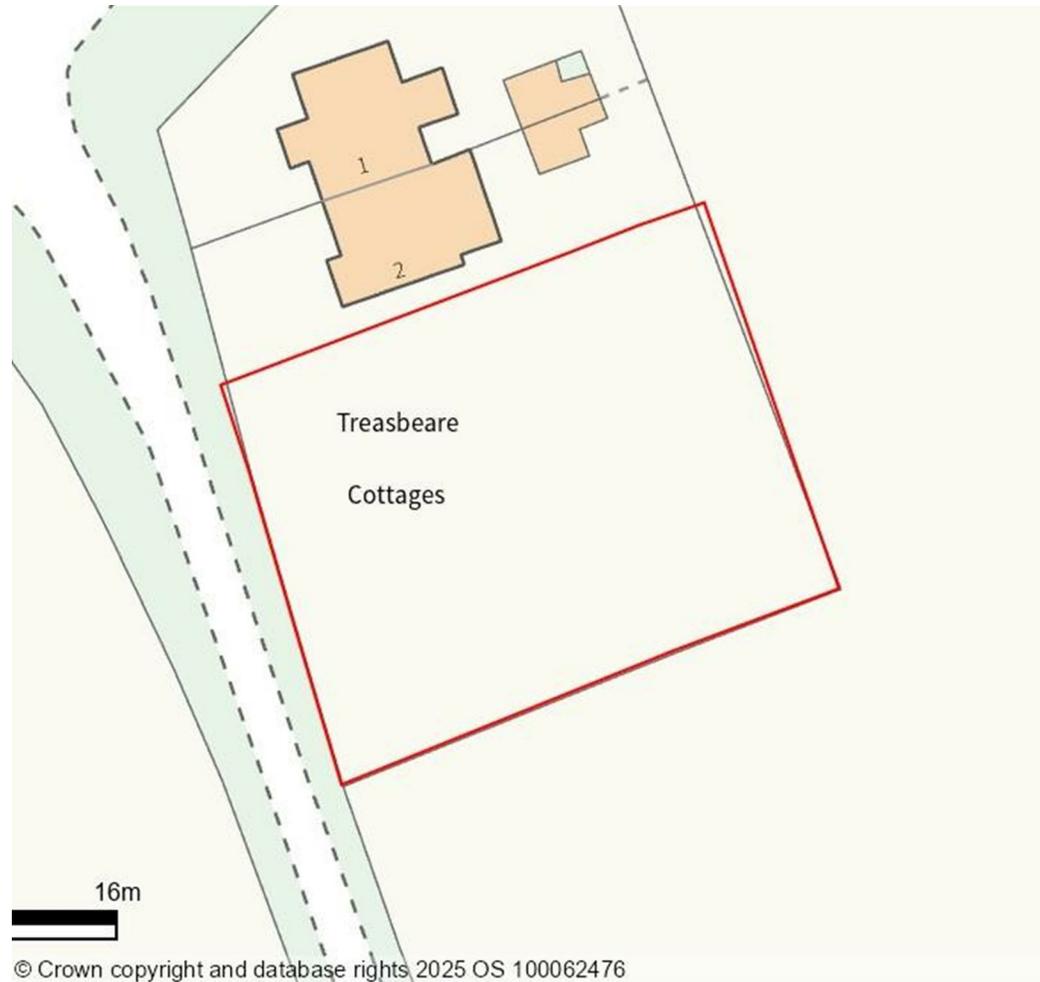
Units 1 & 2

*Indicative  
First Floor  
Layouts*

1:100 @ A1



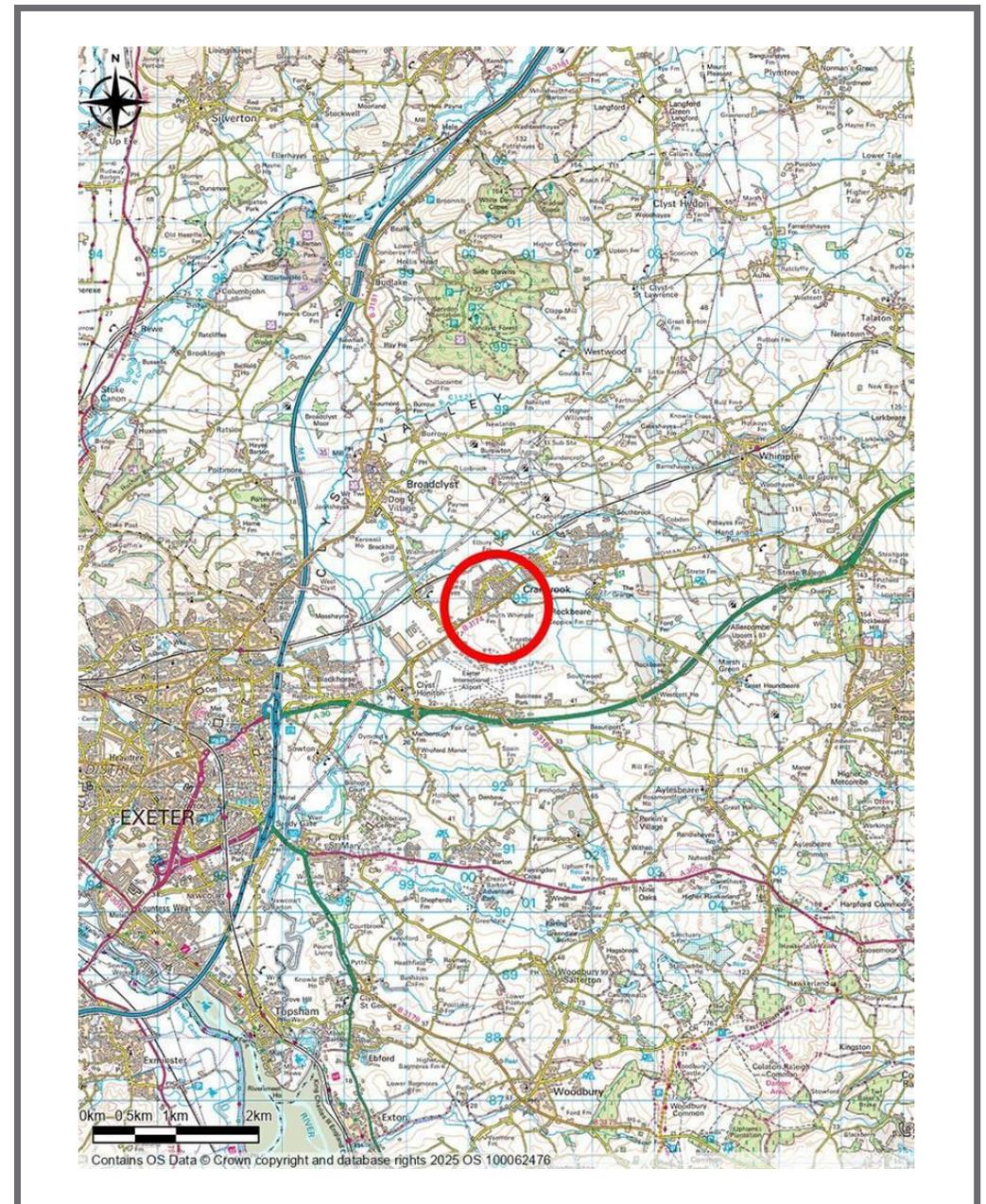
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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