

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 stream or path 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).

- Stunning village location
- Planning permission for 10 dwellings with reserved matters approved
- In all about 3.48 acres (1.41 ha)

Offers In Excess Of £600,000

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@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 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

## 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





Axminster/RS/05/01/26rev



Regulated by RICS



PROTECTED

www.  
the  
londonoffice.co.uk

40 ST JAMES'S PLACE SW1

01297 33122

axminster@symondsandsampson.co.uk

Symonds & Sampson LLP

Trinity Square

Axminster, Devon, EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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