

DEVELOPMENT SITE FOR 5 DWELLINGS

SOUTHBROOK LANE, WHIMPLE, EX5 2PG

- Reserved Matters Planning Permission Ref.21/0983/RES
- Outline conditions (8, 9, 10, 12 & 14) discharged
- Approximately 0.28 ha (0.70 acres)

Offers Invited in the Region of £700,000



View across the site looking south west

THE SITE – EX5 2PG

An opportunity to acquire a greenfield development site with the benefit of reserved matters planning permission (Ref.21/0983/RES) for the erection of 5 detached houses. The site is situated off Southbrook Lane to the north of the B3174 London Road within the area of the new town of Cranbrook, although with access coming from Southbrook Lane. The site extends to approximately 0.28 hectares (0.70 acres).

The approved houses are all two-storey, four bedroomed detached and have gross internal floor areas of approximately 167.21sqm to 168.15sqm (1,800 sqft to 1810 sqft). Each house has a double carport with an adjoining store and bin store and the plots are of a good size.

PLANNING

Outline planning permission with all matters reserved (Ref.18/0936/OUT) was granted by East Devon District Council on 10th August 2018 for the erection of up to 5 dwellings on land to the north of Southbrook Court, Southbrook Lane, Whimble. There is an associated S106 legal agreement detailing financial contribution towards Habitat Mitigation of the development on the Exe Estuary and Pebblebed Heaths Special Protection Area.

A subsequent reserved matters planning application (Ref.18/2790/RES) was submitted for access only and this application was approved on 31st January 2019. A further reserved matters planning application (Ref.21/0983/RES) was submitted on 1st April 2021 and comprised layout, scale, appearance & landscaping for the erection of 5 dwellings, including the discharge of condition 8 (external lighting), condition 9 (landscaping), condition 10 (finished floor levels), condition 12 (refuse storage) and condition 14 (materials) in respect of subsequent outline application Ref.18/0936/OUT.

Copies of the plans, planning permissions, S106 document and technical information are available from the agents upon request.

SITUATION AND AMENITIES

The site is located off Southbrook Lane which lies to the north of the B3174 London Road (the old A30 Rockbeare Straight), just to the north of the village of Rockbeare and to the west of the village of Whimble and within the area of the new town of Cranbrook.

METHOD OF SALE

We are inviting offers in the region of £700,000 for this freehold site.

SERVICES

All interested parties should make and rely upon their own enquiries of the relevant services providers with regards to the proposed development.

VIEWING

In the first instance please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 901/PT



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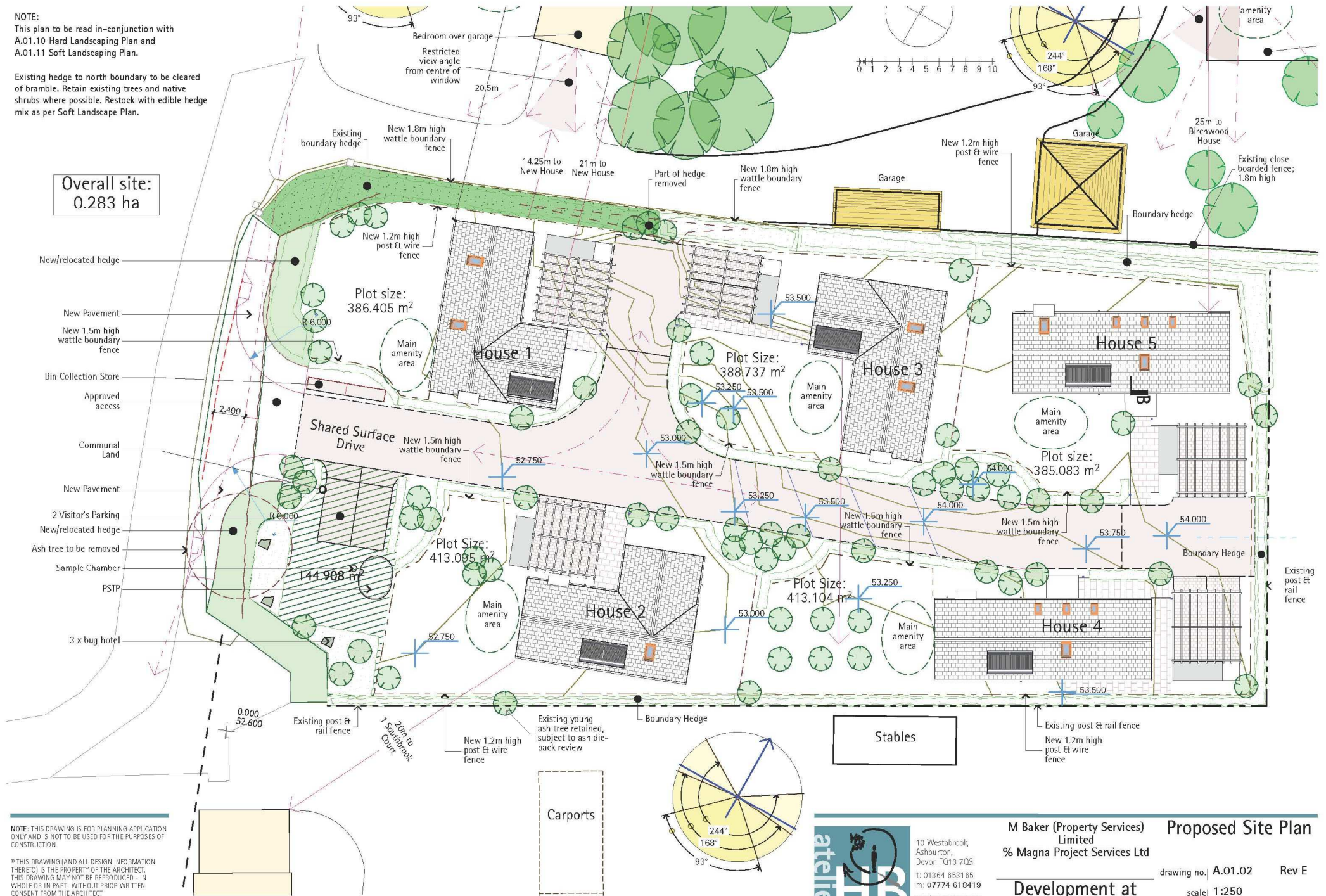
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Site layout plan (not to scale)

NOTE:
This plan to be read in-conjunction with
A.01.10 Hard Landscaping Plan and
A.01.11 Soft Landscaping Plan.

Existing hedge to north boundary to be cleared
of bramble. Retain existing trees and native
shrubs where possible. Restock with edible hedge
mix as per Soft Landscape Plan.

Overall site:
0.283 ha



NOTE: THIS DRAWING IS FOR PLANNING APPLICATION
ONLY AND IS NOT TO BE USED FOR THE PURPOSES OF
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Development at
Southbrook

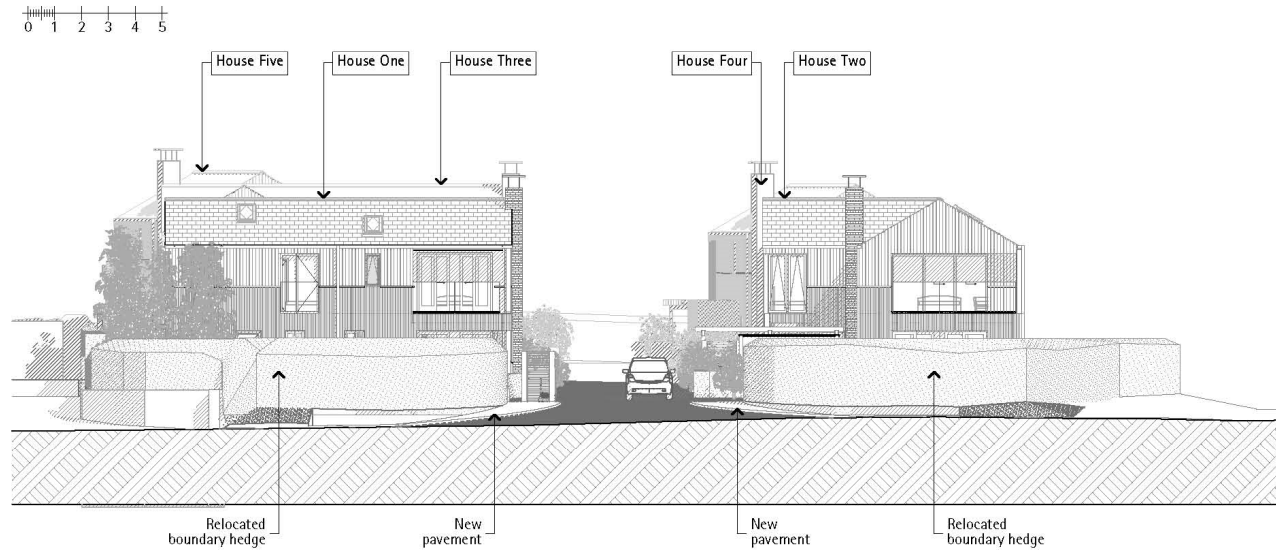
Proposed Site Plan

drawing no. A.01.02 Rev E
scale 1:250
date 9/Feb/2022

OS Location Plan (not to scale)



Proposed Site Elevations (not to scale)



South-West Elevation: Site



South-East Elevation: Site

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Development at
Southbrook

Proposed Site
Elevations

drawing no. A.01.03 Rev A

scale 1:200

date 1/Feb/2022



Google Earth

Google Earth Aerial Image
Approximate site boundary edged red



100 m