

SINGLE BUILDING PLOT FOR NEW DETACHED HOUSE, EXBOURNE EX20 3RS

- Single building plot for new 2 storey dwelling
- Detailed planning permission (Ref. 0878/18/FUL)
- GUIDE PRICE £120,000

THE BUILDING PLOT

Set in a tucked away location within the attractive West Devon village of Exbourne, this single building plot extends to c. 0.09 acres (357sqm) and offers detailed planning approval for a new 2 storey, 3 bedroom detached house with a separate detached single storey store/office/workshop building and two off road car parking spaces (located adjacent to plot on opposite side of access drive). The new house is shown on the approved plans with a gross internal floor area extending to c. 111.65sqm (1202sqft) and accommodation to include three bedrooms (master en-suite), family bathroom, kitchen/breakfast room, open plan lounge/dining room with bi-fold doors opening onto the garden, home office space, utility and W.C. Externally the property offers gardens primarily positioned to the east of the new dwelling.

EXBOURNE

The popular village of Exbourne is located approximately 5 miles to the north of Okehampton. It offers an excellent range of local facilities including a pre and primary school, Public Inn, garage, Parish Church and a recently constructed community shop. The nearby town of Okehampton has an excellent range of shops and services including three supermarkets, one of which is a Waitrose. The town also has a modern hospital together with a state of the art leisure centre in the attractive setting of Simmons Park. From the town there is direct access via the A30 dual carriageway to the Cathedral City of Exeter, the M5 motorway, rail and international air connections.

PLANNING

Planning application ref. 0878/18/FUL was approved on appeal (ref. APP/Q1153/W/18/3208669) on the 24th April 2019 for the development of a 2 storey, 3 bedroom house, detached single storey store/workshop/office building and two car parking spaces. Copies of the plans and associated planning documents are available on request or from our website www.klp.land for registered applicants.

S106

There is no S106 agreement associated with the above consent, and no CIL (Community Infrastructure Levy) applicable in West Devon.

UTILITIES

The Agents are advised that mains foul drainage is proposed to connect to an existing drain serving Hayfield House, and surface water will be dealt with via a proposed attenuation system. Interested parties are advised to make the necessary enquiries with all utility companies as to the availability and capacity of services prior to making any offer.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact Alex Munday at KLP on 01392 879300.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £120,000.

AGENTS NOTES

Interested parties may wish to note that the vendors existing property, a delightful well-proportioned semi-detached cottage (Hayfield House) is also potentially available to purchase by separate negotiation. For further information on the property please contact the Agents.

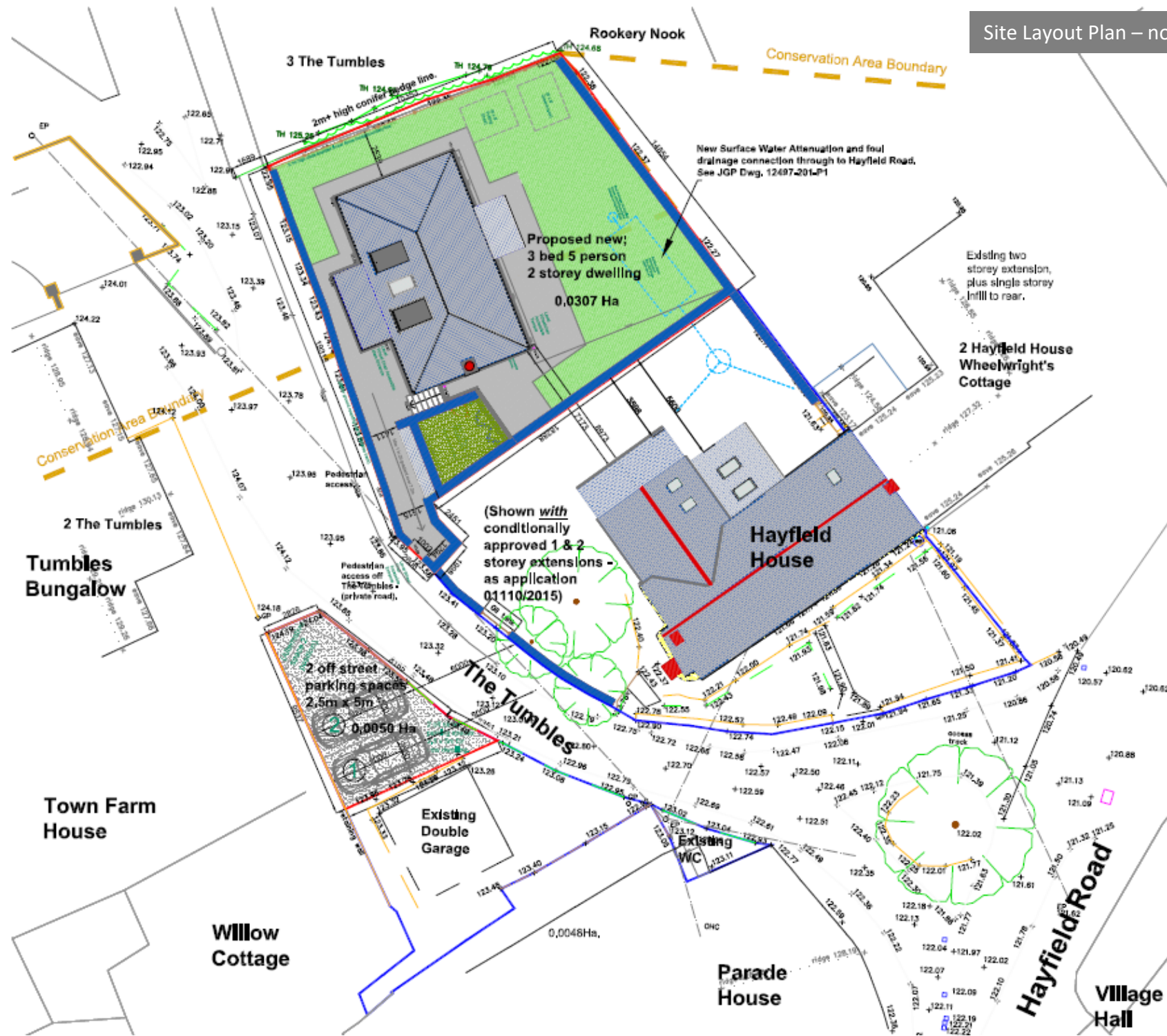
CONTACT

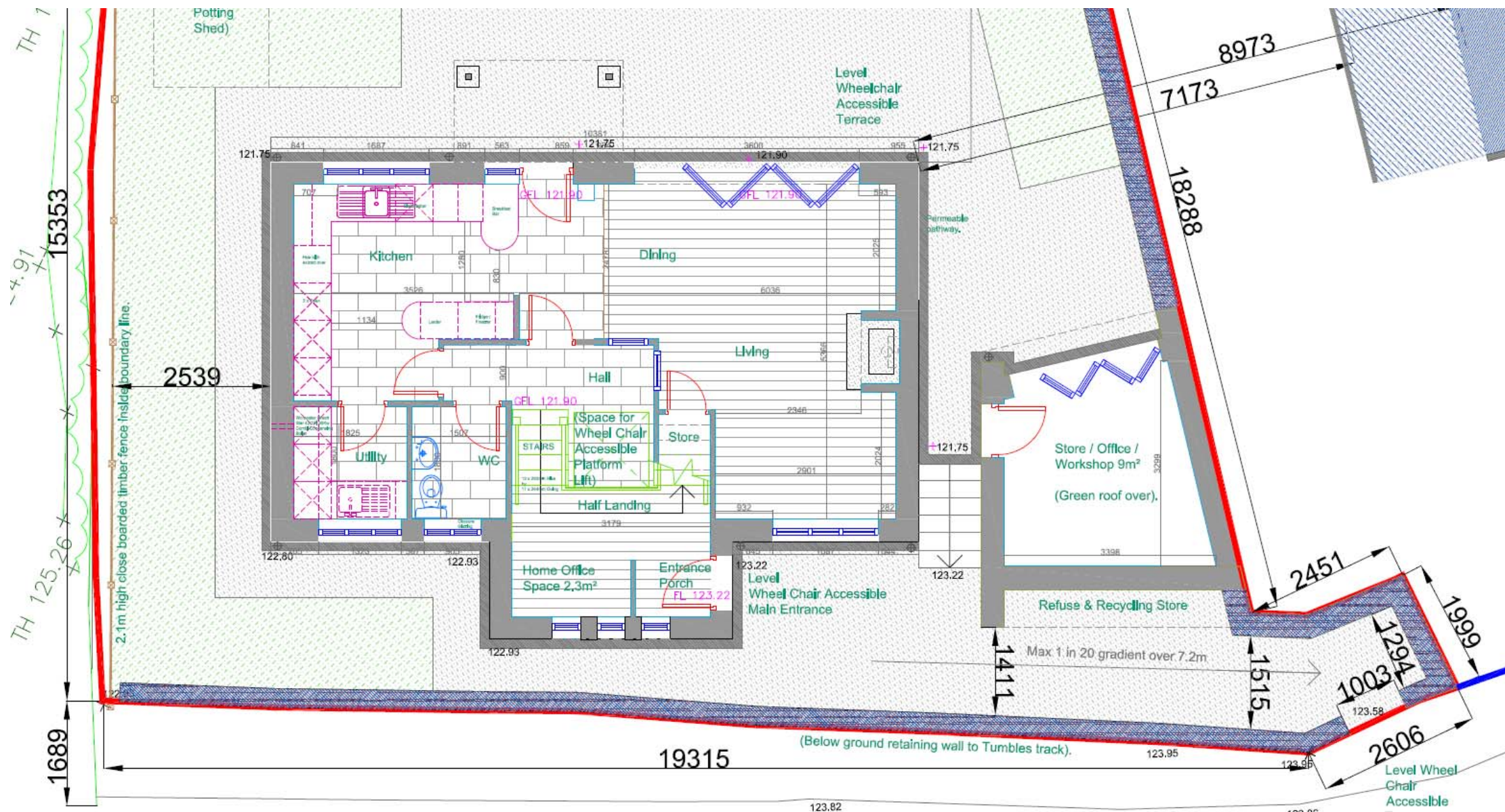


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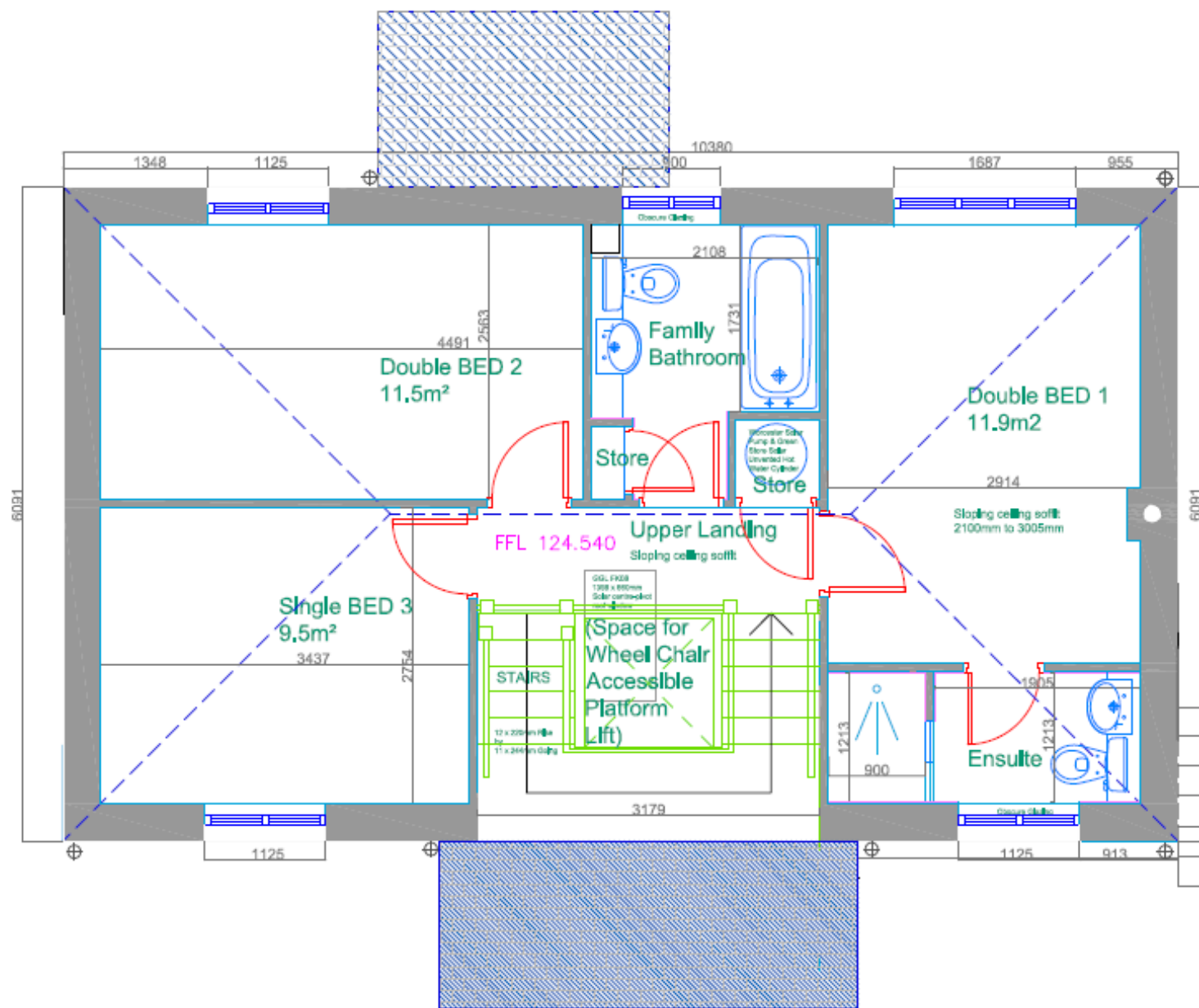
Ref: 460/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

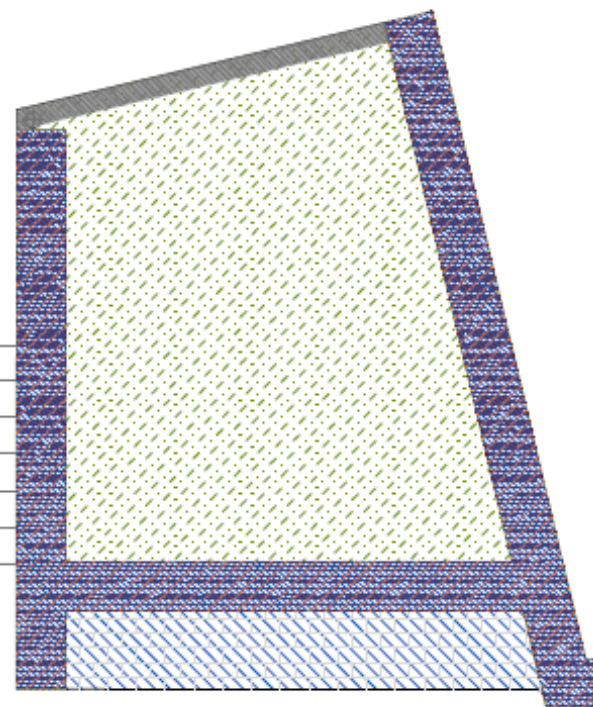


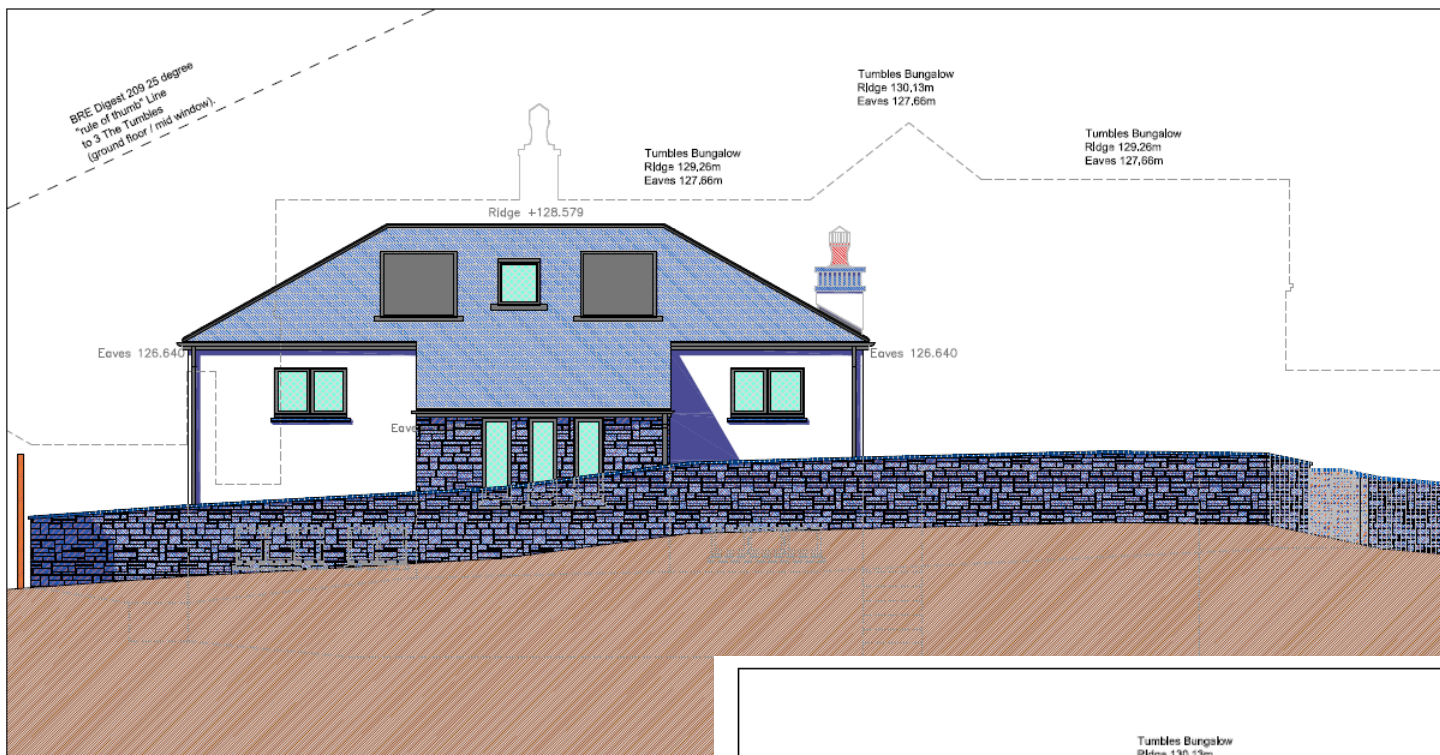


Proposed Ground Floor Plan – not to scale

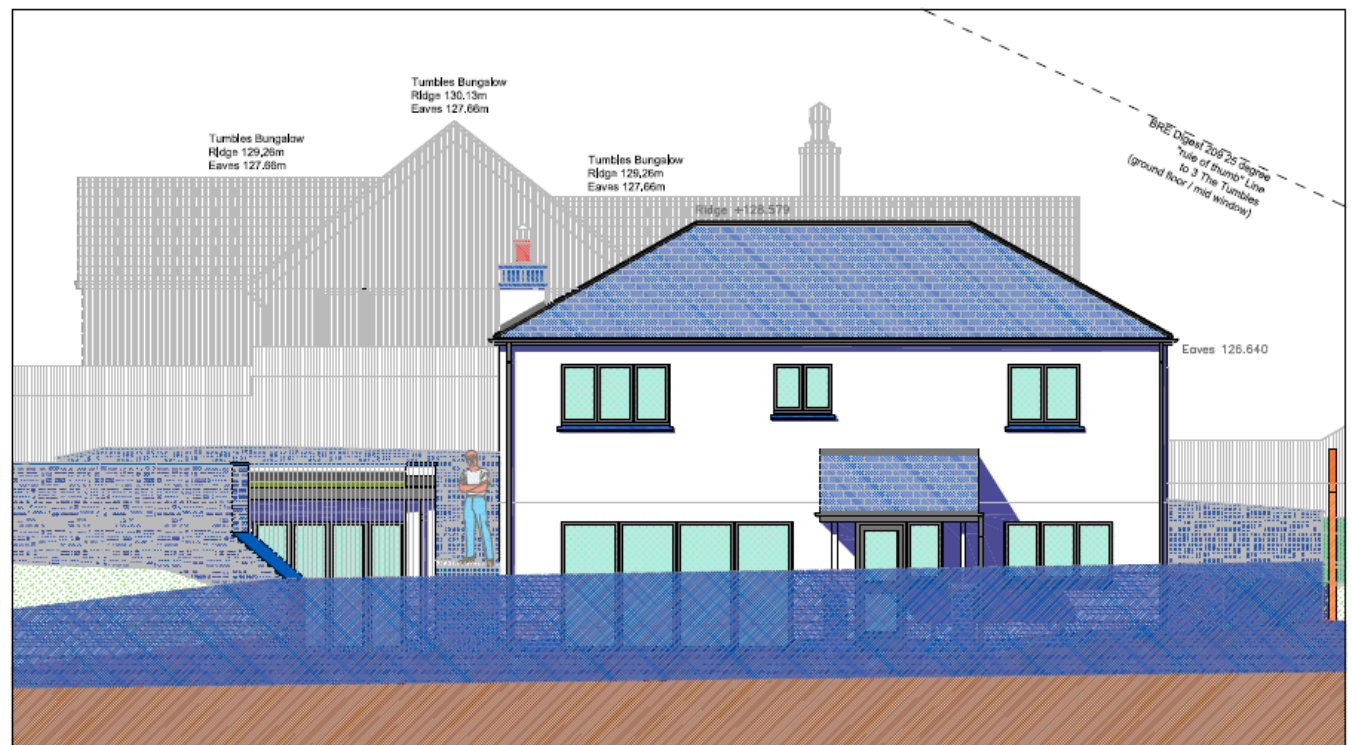


First Floor





South West Elevation - from Tumbles.



North East Elevation (Tumbles Bungalow to background).

Photos (from top left, clockwise) showing: View over part of plot facing north west, View of vendors existing property (available for purchase by separate negotiation), View over part of plot facing east, View over part of plot facing south west

