

DEVELOPMENT SITE FOR FOUR HOUSES, BEACON LANE, EXETER, EX4 8LX



- Detailed planning approval (ref. 21/0344/FUL)
- Proposed 4 x semi-detached houses (existing dwelling not included)
- Guide Price £320,000

View over the site and existing property (to be retained) facing north-west

THE SITE – EX4 8LX

Kitchener Land and Planning are delighted to offer for sale this residential development site, located in Beacon Lane in Exeter and benefitting from detailed planning approval for the construction of four new semi-detached houses. The proposed scheme replicates a previous approval for the site (Ref. 17/1744/FUL) and shows two pairs of new semi-detached dwellings, one pair positioned either side of an existing detached house which will be retained by the current owners. Each of the new dwellings are shown as three bedroom, two storey houses with a gross internal floor area extending to c. 112sqm (1206sqft). A total of nine off road parking spaces will be formed as part of the new development, to serve the proposed dwellings along with the retained house.

The site extends to approximately 0.12ha / 0.29 acres.

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and a highly rated University. With a population of about 120,000, Exeter combines modern facilities with a sense of the past. Cafés, restaurants, pubs, and modern shops mix with historic buildings.

This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country. Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

METHOD OF SALE

This freehold site is and is being offered for sale by private treaty with offers invited from a Guide Price of £320,000.

PLANNING

Exeter City Council granted detailed planning approval ref. 21/0344/FUL on 25th May 2021 granting permission for the construction of four new semi-detached dwellings in the grounds of 134 Beacon Lane, Exeter. Copies of the planning approval notice and associated plans and documents are available from the Agents upon request.

S106/CIL

The Agents are advised that there are no outstanding S106 liabilities associated with the approved consent, but the proposed development is CIL liable – based on a proposed floor area of 448sqm and at the 2021 indexed CIL rate of £118.93 per sqm, the Agents estimate the liability to be c. £53,280.64. Interested parties should however confirm the final sum payable with Exeter City Council prior to making any offer.

UTILITIES

The Agents are advised that mains utilities are located close to the plot - interested parties are however advised to contact the relevant utility providers to confirm the location and capacity of mains services required prior to making any offer.

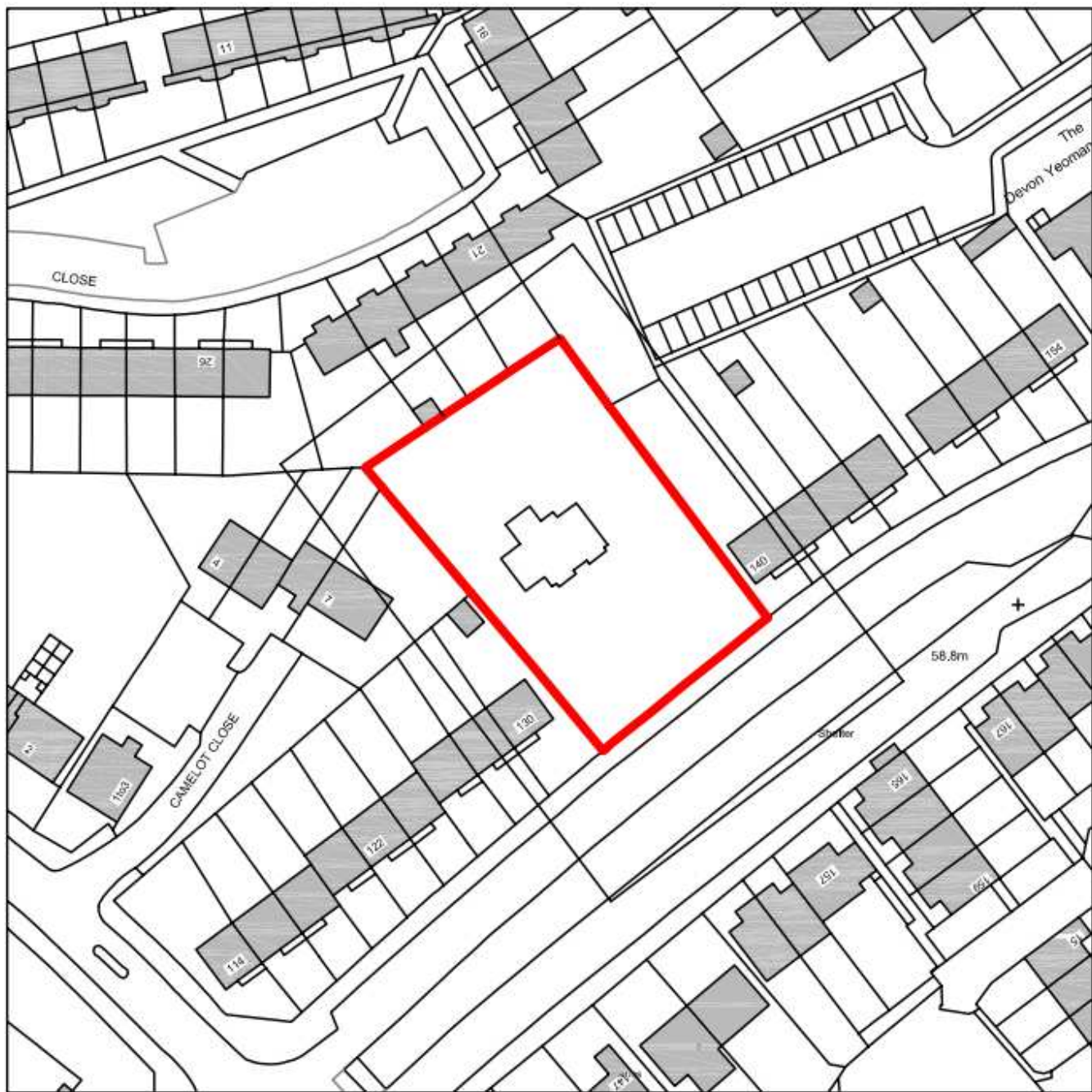
CONTACT



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Ref: 785/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.



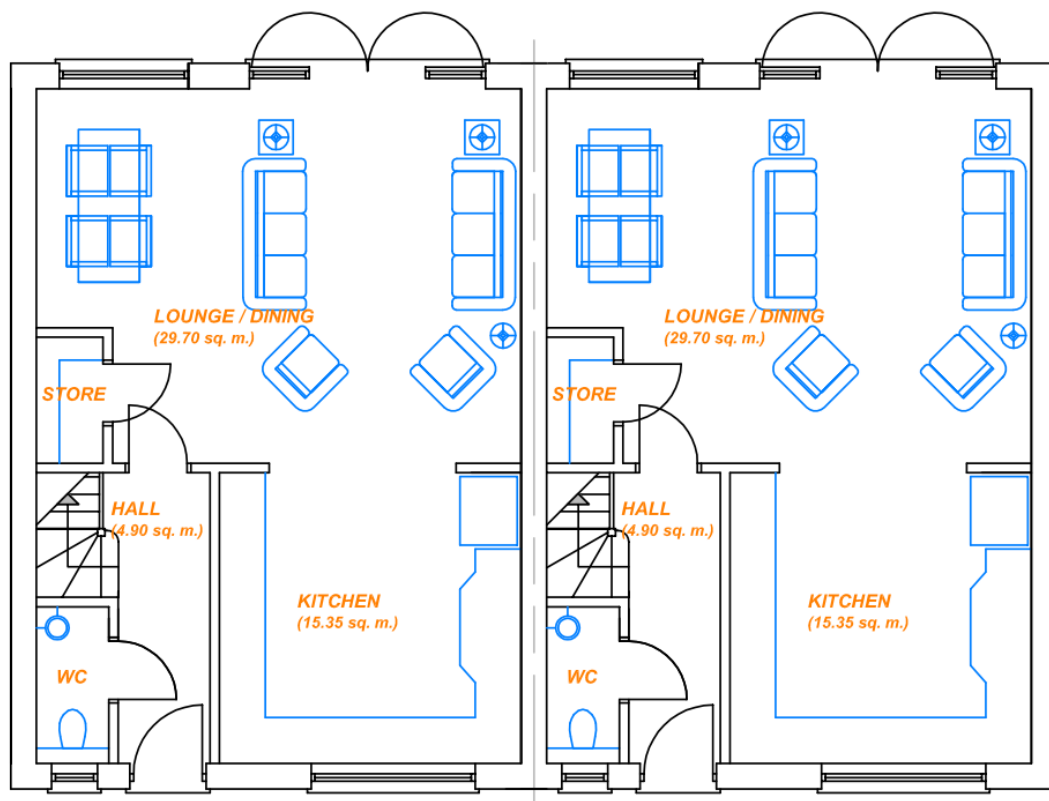
Site Location Plan – not to scale



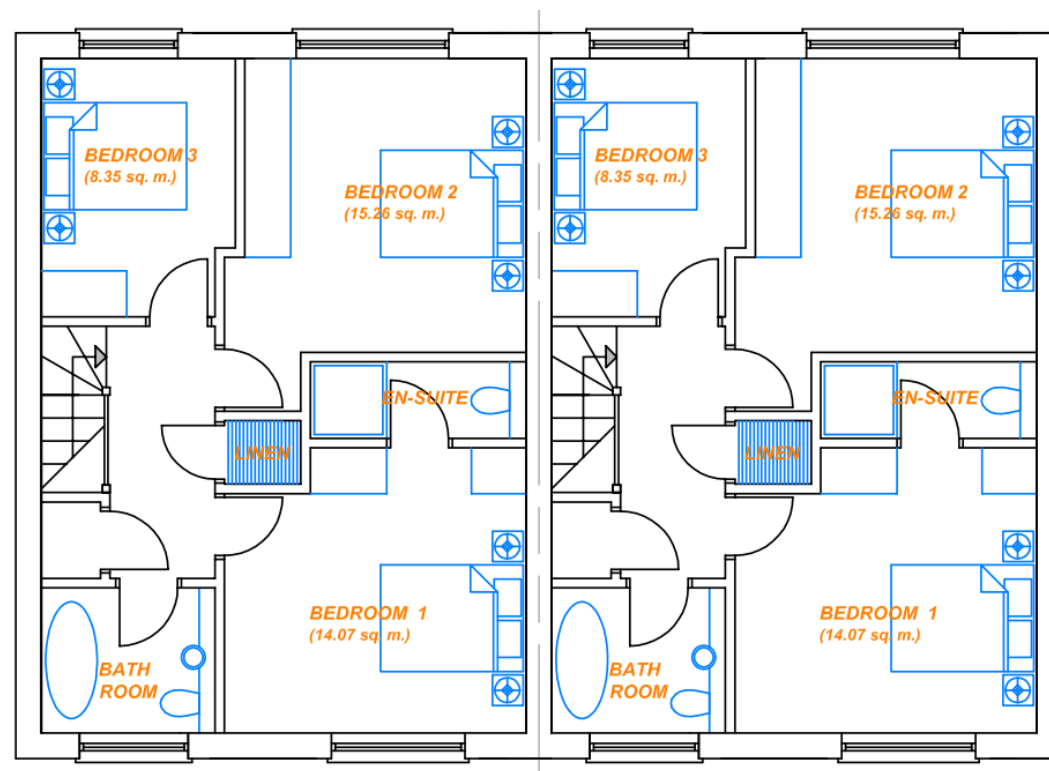
Proposed site layout plan – not to scale

Proposed Floorplans – House Type 1 – not to scale

Ground Floor



First Floor





Photos (clockwise from top left) showing: Existing access drive onto Beacon Lane, View over the northern section of the site, View over southern section of the site, View from northern section of site toward Beacon Lane.