

BUILDING PLOT FOR A DETACHED HOUSE

21 HULHAM ROAD, EXMOUTH, EX8 3JZ



- Full Detailed Planning Permission Ref.21/0587/FUL
- Close to Town Centre
- Offers in the Region of £295,000

View across the plot from the southern boundary looking north

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX8 3JZ

This is an opportunity to acquire a cleared building plot with the benefit of full detailed planning permission (Ref.21/0587/FUL) for a generously sized, 4 bedroomed detached house with a double garage and a south facing garden. The plot is within close proximity and easy walking distance of the town centre in this sought-after East Devon coastal town. The plot is a good size and extends to approximately 700 sqm (0.17 acres).

The approved plans are for a house designed over two floors with a gross internal floor area of approximately 204m² (2,196 sqft). The property was previously accessed via a shared driveway, however, the proposed new dwelling will have a new private driveway. The property also owns part of the existing garage at the end of the existing driveway which was due to be demolished as part of the planning permission. However, the garage building has not been demolished and it could potentially be retained for use as additional storage, studio or similar, subject to requisite consents.

EXMOUTH

Exmouth is located on the mouth of the River Exe on the south west coast and is at the western end of the famous Jurassic Coast World Heritage Site. The town boasts a long sandy beach, modern quay and the Exe Estuary which offers many water sports facilities and a nature reserve. As well as the shopping centre there are many other amenities in the town. The Cathedral City of Exeter is c.11 miles north of Exmouth with regular public transport links via both bus and train and the M5 motorway and Exeter Airport are within easy reach.

SERVICES

We understand that mains services are connected to the plot, however, all interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

East Devon District Council granted full detailed planning permission for a replacement dwelling house (Ref.21/0587/FUL) at 21 Hulham Road, Exmouth, EX8 3JZ on 10th August 2021.

Condition No.3(a) – Tree Protection, was discharged on 11th November 2021.

A non-material amendment application for removal of proposed chimney, amendment to fenestration (removal of window in west elevation) and alterations to internal layout was approved on 12th January 2022.

Condition Nos.4 (materials) & 5 (Landscaping) were discharged on 14th March 2023.

Please note that Community Infrastructure Levy (CIL) is liable on this development, although there are exemptions to this charge for example for self-builders - see following web-link - [self build exemption \(for a whole house\)](#). All interested parties should make and rely upon their own enquiries of the Local Planning Authority.

Copies of the plans and planning permissions are available from the agents.

METHOD OF SALE

Offers are invited in the region of £295,000 for this freehold plot.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 880/PT



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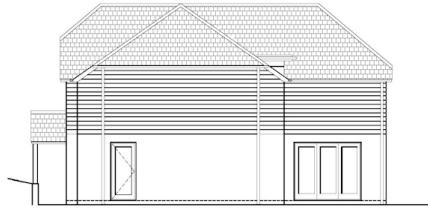
OS Location Plan & Proposed Landscaping Plan showing new house, garage & driveway (not to scale)



Approved Combined Plans (not to scale)



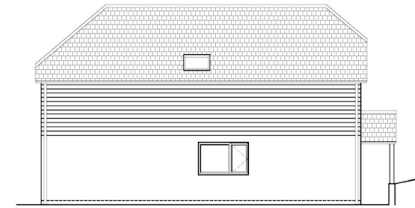
Front Elevation - North



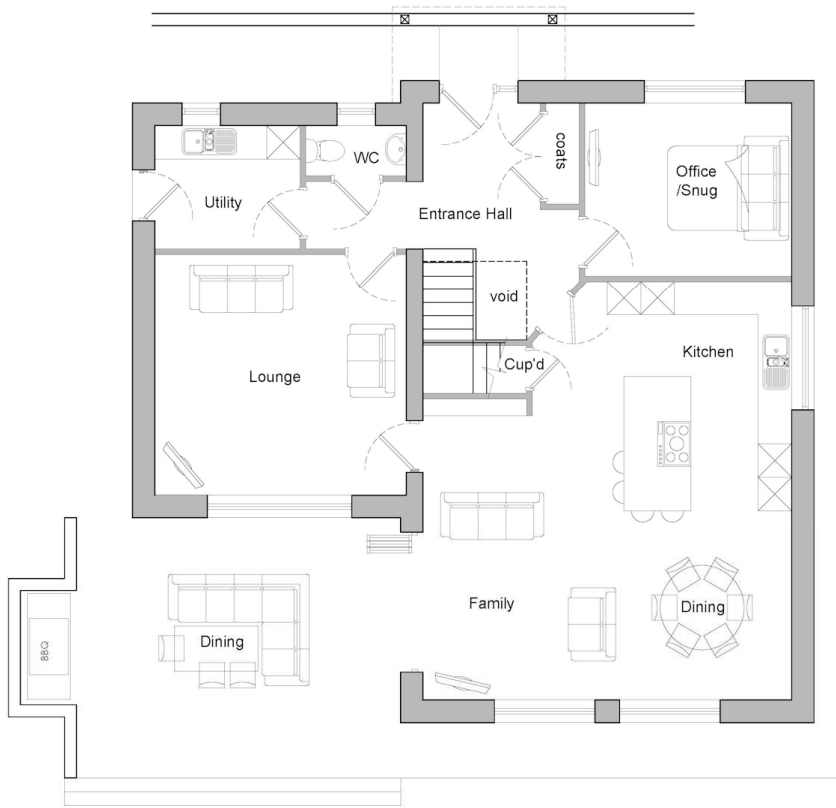
Side Elevation - West



Rear Elevation - South



Side Elevation - East



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED ROOF PLAN



View across the plot looking south



HULHAM ROAD

SPRINGFIELD ROAD

PHILLIPPS AVENUE

PLOT

Google Earth

Google Aerial Image of the plot with approximate boundary outlined in red



50 m