

# REDEVELOPMENT SITE WITH PLANNING PERMISSION FOR 5 DWELLINGS & Paddock WITH DEVELOPMENT POTENTIAL LAND NORTH OF CROSS HILL FARM WESTON HONITON EX14 3PF

- Conditional Planning Permission for 5 dwellings – 22/0178/FUL
- Site for 5 dwellings c.0.30ha/0.75 acres – Paddock c.0.14ha/0.35 acres
- Sought after location, beautiful countryside views to the south
- Offers Invited for the Freehold

VIEW FROM Paddock LOOKING SOUTH

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE SITE – EX14 3PF

KLP are delighted to offer this former farmyard and paddock with a number of existing barns located in a picturesque setting on the fringe of the sought after hamlet of Weston, on the west side of Honiton just north of the A30.

The site area in total within the blue line on the planning application site plan below, extends to approximately 0.44ha/1.1acres. The paddock as shown by yellow cross hatching (drawn by KLP) on the site plan below extends to approximately 0.14ha/0.35 acres. The land falls very gently north to south.

Whilst conditional planning permission has been granted for the demolition of the barns and the erection of 5 dwellings, our clients have not submitted a planning application on the paddock which in our opinion, has excellent development potential (subject to planning).

The property is offered for sale as a whole, inviting unconditional offers. Our clients anticipate that any unconditional offer for the whole will reflect the potential uplift value of the paddock, if planning permission was granted.

Please note that whilst it is not our clients preference, they will consider split offers from the same party comprising an unconditional offer for the site for 5 dwellings and a conditional subject to planning offer for the paddock area. Alternatively, they will entertain separate offers; for the site for 5, or for the paddock.

## WESTON, HONITON

The hamlet of Weston is situated just west of Honiton, north of the A30 and adjacent to the River Otter. Comprising a small number of dwellings and a popular country pub, the location offers a quiet rural setting yet very close to a wide range of shops, services and amenities in Honiton.

Honiton is a lively market town famous for its lace and pottery and being regarded as the antiques capital of the south west. Set in the East Devon Area of Outstanding Natural Beauty and on the banks of the River Otter, the town is located approximately 17 miles east of Exeter via the A30.

## PLANNING

East Devon District Council granted conditional planning permission dated 24 May 2022 under application 22/0178/FUL for the demolition of existing agricultural buildings and construction of 5 No. dwelling houses (alternative to residential change of use of agricultural buildings to 5 No. dwelling houses under Class Q approval reference 21/1887/PDQ).

A planning and technical information pack is available upon request via a drop box link.

A Community Infrastructure Levy is not applicable in this instance.

There is no S106 Agreement applicable to this planning permission.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300

## METHOD OF SALE

For sale by Private Treaty

Offers Invited

## CONTACT – Darryl Hendley



Newcourt Barton  
Clyst Road, Topsham  
Exeter, EX3 0DB  
Email: [darryl@klp.land](mailto:darryl@klp.land)  
01392 879300  
07850 275265

**Ref: 824/DH/R1**



Revision Date:  
January 19, 2022

Dalton-Aram Planning Ltd  
14 Seafield Rd, Seaton, EX12 2QS.  
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email: kate@daltonaramplanning.co.uk

Drawn By: Peter Selhurst  
Scale: 1:500  
Paper Size: A3 LANDSCAPE  
Page: 1 OF 1  
Document ID: SP500  
App. Ref: N/A  
Revision: 1.0

Project  
NEW DWELLINGS  
CROSSHILL FARM  
Name: FEID  
Address:  
Barns at Crosshill Farm, Weston,  
Horton, Devon, EX14 3PF.

SCALE DRAWINGS FOR PLANNING PURPOSES ONLY. DISCREPANCIES, ERRORS AND OMISSIONS SHOULD BE REPORTED. WHERE WORKS INVOLVE AN EXISTING BUILDING, ALL FLOOR LEVELS, WALL, FLOOR/SQUARE/TRUE SHOULD BE CHECKED AND OTHER STRUCTURAL ELEMENTS SHOULD BE UNCOVERED PRIOR TO CONSTRUCTION. DRAWINGS BASED ON NON-DESTRUCTIVE SURVEY ONLY AND THEREFORE FOR GUIDANCE PURPOSES ONLY.

DRAWINGS TO BE USED IN CONJUNCTION WITH ANY STRUCTURAL ENGINEER'S SPECIFICATIONS AND CALCULATIONS.

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PADDOCK

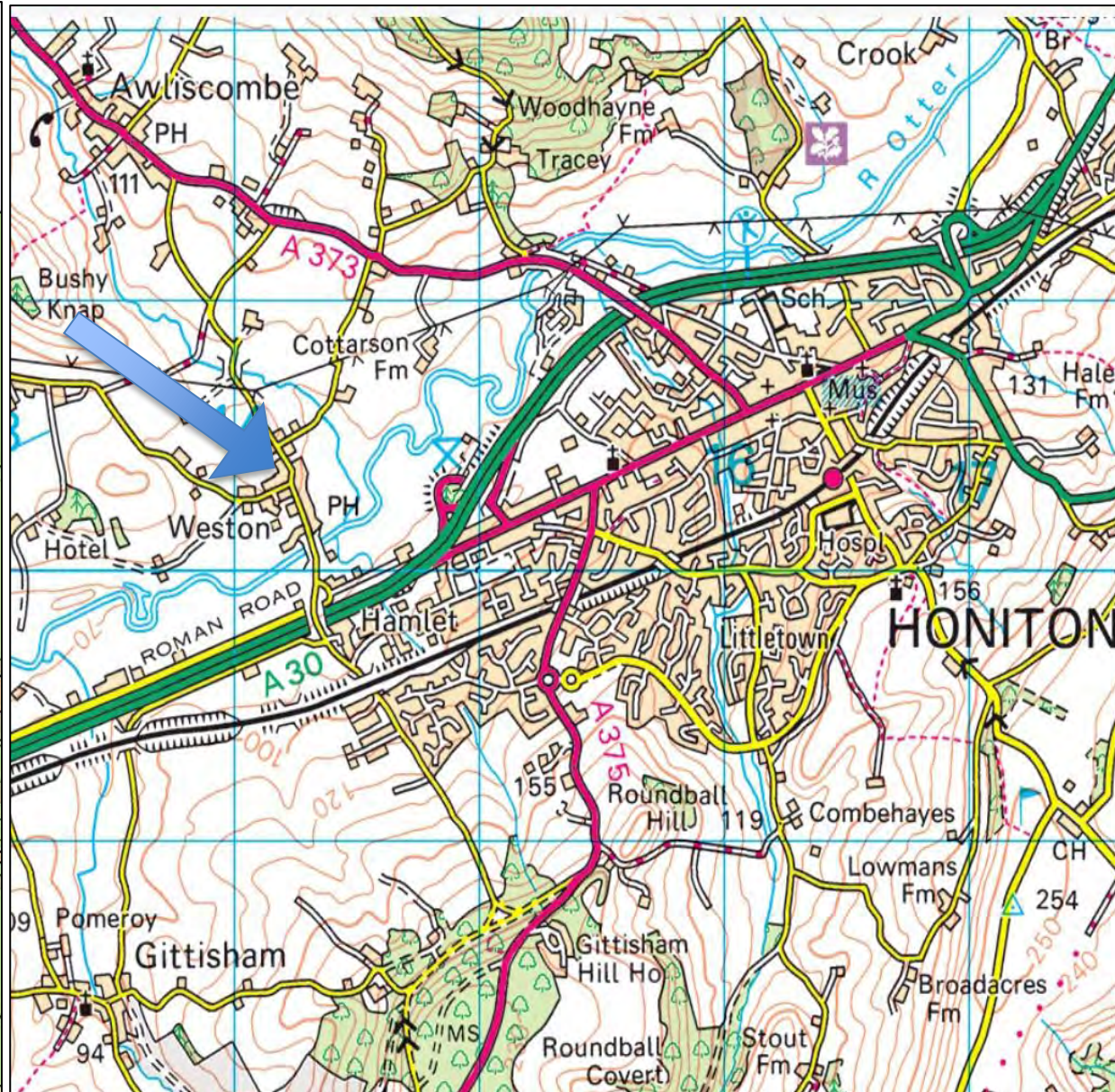
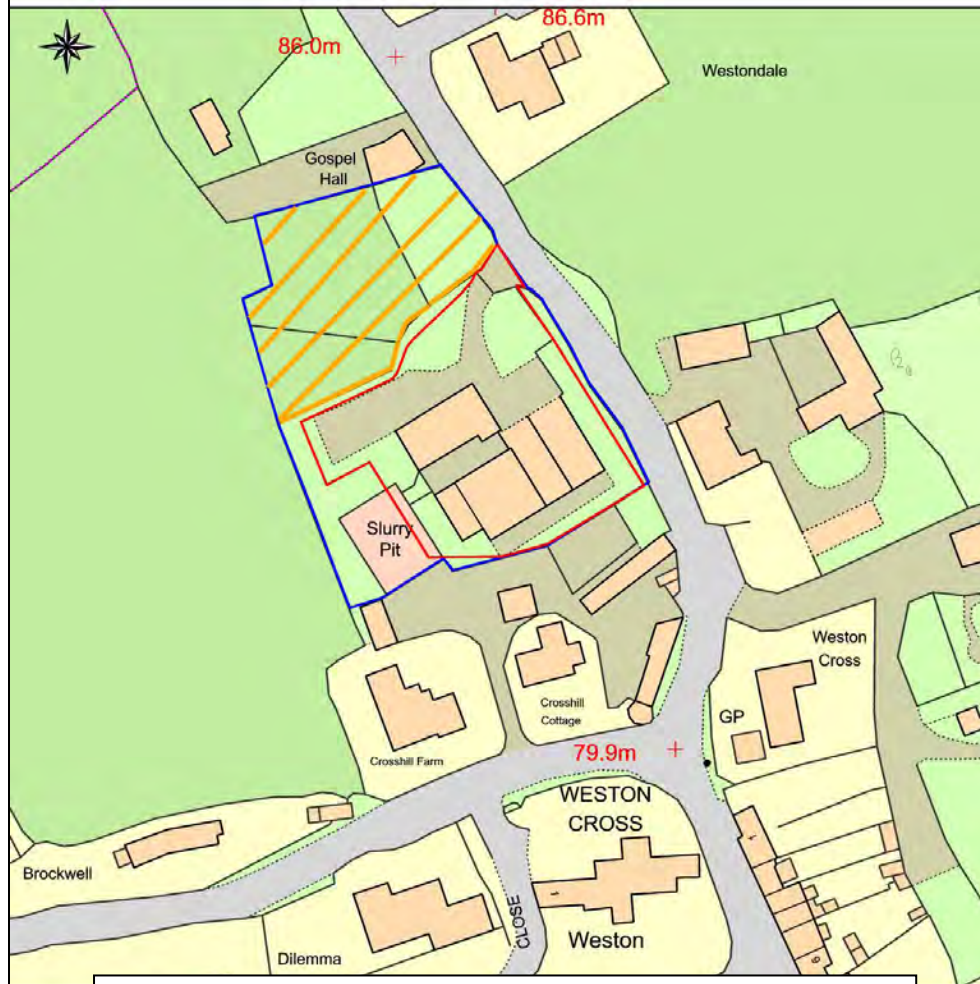
**UNIT SIZES**

UNIT 1:	96.77M <sup>2</sup>
UNIT 2:	94.74M <sup>2</sup>
UNIT 3:	136.70M <sup>2</sup>
UNIT 4:	136.70M <sup>2</sup>
UNIT 5:	140.23M <sup>2</sup>

OSGB: 314141.64, 100389.18

**SITE PLAN – NOT TO SCALE  
BLUE OUTLINE DENOTES TOTAL  
LAND AREA FOR SALE  
YELLOW CROSS HATCHED AREA  
DENOTES THE PADDOCK**

## Location Plan - Barns to the north of Crosshill Farm



LOCATION PLAN – NOT TO SCALE  
 BLUE OUTLINE DENOTES TOTAL LAND AREA FOR SALE  
 YELLOW CROSS HATCHED AREA DENOTES THE PADDOCK

LOCATION PLAN – NOT TO SCALE



GROUND FLOOR PLAN SCALE 1:100

UNITS 1 & 2 FLOOR PLANS - NOT TO SCALE

<b>Revision Date:</b> January 18, 2022	
<b>Client:</b> Dalton-Avon Planning Ltd	
<b>Project:</b> NEW DEVELOPMENT OF 14 BERTHOFF ROAD, BENTON, EX17 3DS	
<b>Drawn By:</b> Peter Bennett	<b>Scale:</b> 1:100 (G/F)
<b>Page Size:</b> ALL AREAS COVERED	<b>Page:</b> 02 OF 02
<b>Countdown ID:</b> 11878	<b>App. Ref:</b> N/A
<b>Revision:</b> 1	
<b>Project:</b> NEW DEVELOPMENT OF 14 BERTHOFF ROAD, BENTON, EX17 3DS	
<b>Name:</b> FEED	<b>Address:</b> 14 BERTHOFF ROAD, BENTON, EX17 3DS

SCALE DRAWING FOR PLANNING PURPOSES. THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.



GROUND FLOOR PLAN SCALE 1:100

UNITS 3 & 4 FLOOR PLANS - NOT TO SCALE

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GROUND FLOOR PLAN SCALE 1:100

FIRST FLOOR PLAN SCALE 1:100

UNIT 5 FLOOR PLANS - NOT TO SCALE

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VIEW OF ACCESS LOOKING SOUTH



NORTH EAST ELEVATION, SCALE 1:100



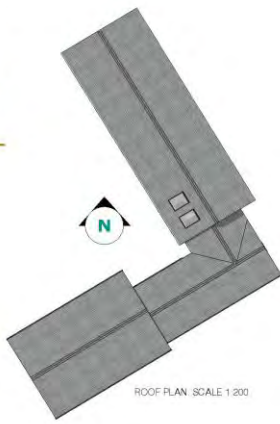
NORTH WEST ELEVATION, SCALE 1:100



SOUTH WEST ELEVATION, SCALE 1:100



SOUTH EAST ELEVATION, SCALE 1:100



ROOF PLAN, SCALE 1:200

PROPOSED DRAWINGS

UNITS 1 & 2 ELEVATIONS & ROOF PLAN - NOT TO SCALE

Revision Date: January 19, 2022

Drawn By: Peter Schurke  
 Scale: 1:100 (1:500)  
 Paper Size: A3 LANDSCAPE  
 Plotter: L100  
 Document ID: FEBE000  
 App. Ref: N/A  
 Revision: 1.0

Project: NEW DWELLINGS  
 CHORSHILL FARM  
 Name: FLD  
 Address: Home & Coward Farm, Wotton,  
 Hereford, Dean, EX14 9FF

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SOUTH WEST ELEVATION, SCALE 1:100



NORTH EAST ELEVATION, SCALE 1:100



NORTH WEST ELEVATION, SCALE 1:100



SOUTH EAST ELEVATION, SCALE 1:100

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UNITS 3 & 4 ELEVATIONS & ROOF PLAN - NOT TO SCALE

PROPOSED DRAWINGS



SOUTH EAST ELEVATION, SCALE 1:100



NORTH WEST ELEVATION, SCALE 1:100



ROOF PLAN, SCALE 1:200



SOUTH WEST ELEVATION, SCALE 1:100



NORTH EAST ELEVATION, SCALE 1:100

UNIT 5 ELEVATIONS & ROOF PLAN - NOT TO SCALE

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VIEW FROM INSIDE EXISTING BARN LOOKING NORTH



SUPPORTING PROJECTIONS. NO SCALE.

COMPUTER GENERATED IMAGE OF PROPOSED SCHEME  
NOT TO SCALE



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January 19, 2022

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Drawn By: Peter Selhurst  
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VIEW FROM ACCESS LOOKING SOUTH