

BUILDING PLOT WITH RURAL VIEWS WHITESTONE, EXETER, EX4 2HW

- Detailed Planning Permission & BG Regs Approval
- Approximately 0.22 hectares (0.55 acres)
- Offers in the region of £300,000

View from the plot looking east

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LAND AND PLANNING

THE PLOT – EX4 2HW

A superb opportunity to acquire a development plot for a new dwelling in this rural secluded setting. It is situated within an elevated position with stunning panoramic views over the surrounding countryside - to the east back towards Exeter and across to Dartmoor to the west, yet it is within close proximity to the city of Exeter. The plot is accessed directly off Folley Lane, a dead-end road which leads to a single farm and private dwelling at the bottom of the valley.

The plot benefits from detailed planning permission (Ref.21/01177/FUL) for a new detached contemporary designed single storey dwelling, with the approved planning drawings showing a gross internal floor area of circa 137sqm (1,475 sqft), together with an attached car port. Along the rear (southern elevation) of the dwelling is a full length cantilevered balcony which will make the most of the far-reaching views from the property, with all 3 bedrooms and the living accommodation running along this elevation of the building and all rooms having direct access onto the balcony.

Situated within an area of great landscape value, the site consists of a triangular shaped plot of just over half an acre which slopes down from the northern boundary along the road to the south.

SITUATION

The plot is situated within a rural location but only 4 miles west of Exeter on the edge of the popular village of Whitestone. The village has local facilities including a community hall, parish church and local pubs. The village provides an easy access route into the city centre where there are a range of regional facilities. Access to the A30 is nearby, providing an easier route to the M5 motorway without having to cross the city.

SERVICES

Electricity and water supplies are due to come across the field to the east, with neighbours currently proposing to share the cost of these supplies. However, interested parties are to make and rely upon their own enquiries of the relevant services providers.

METHOD OF SALE

Offers in the region of £300,000 are invited for this freehold property.

PLANNING

Teignbridge District Council granted detailed planning permission (Ref.21/01177/FUL) for a new dwelling replacing the existing agricultural barn and outbuildings at Higher Hare, Whitestone on 30th July 2021.

The current owner has commenced the development by demolishing the old barn, they have also applied for a self-build exemption to the CIL liability (circa £13,765.85 based on 49.4sqm (net), indexed linked), interested parties should make and rely upon their own enquiries of the Local Planning Authority if they wish to seek a self-build exemption themselves for the plot development.

Building Regulation plans have also been designed and subsequently approved by the Council on 21st March 2022 (Ref. 21/06420/TELP/47).

There is a planning and technical information pack available upon request from the agents.

VIEWING – (What3words = finishes.hospitals.jumped)

Please contact Philip Taverner at KLP to arrange an accompanied viewing.

CONTACT: Philip Taverner

REF: 803/PT/R1



Newcourt Barton, Clyst Road

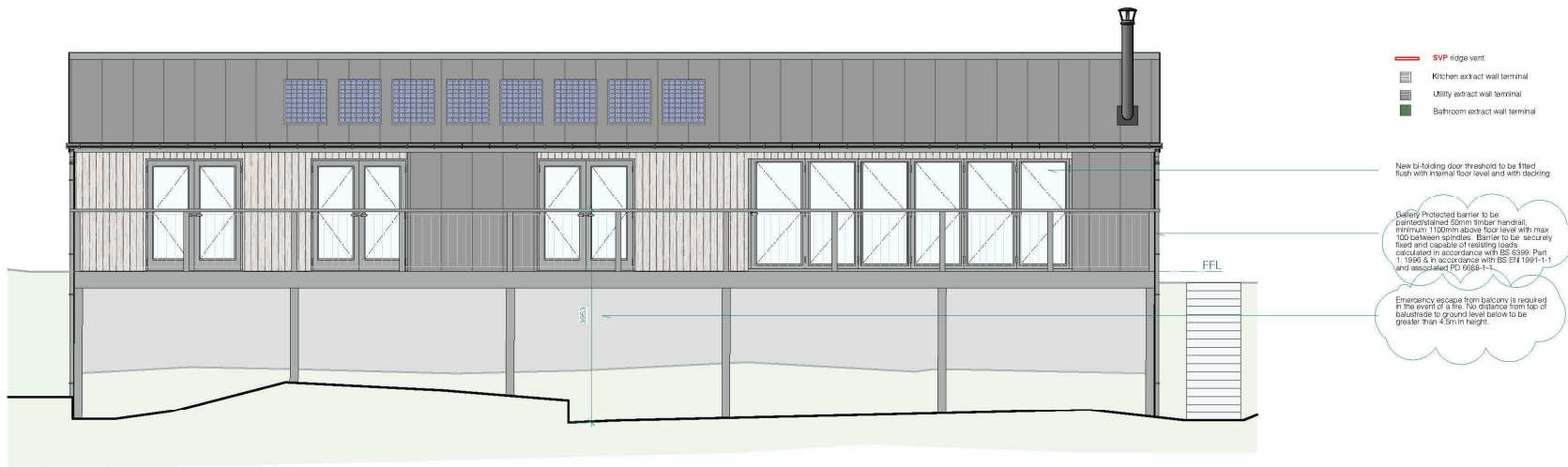
Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

Proposed site layout plan (not to scale)



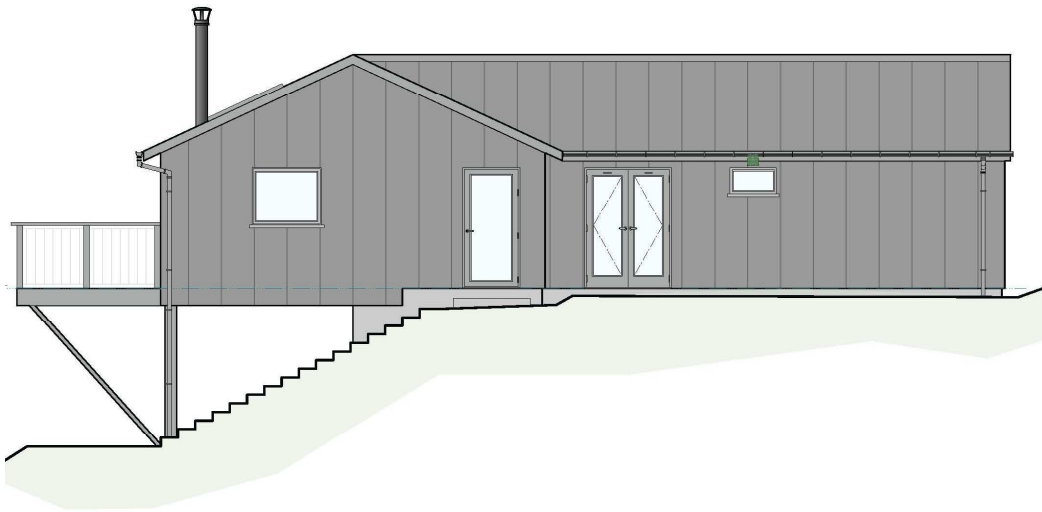


Rear Elevation 1:50

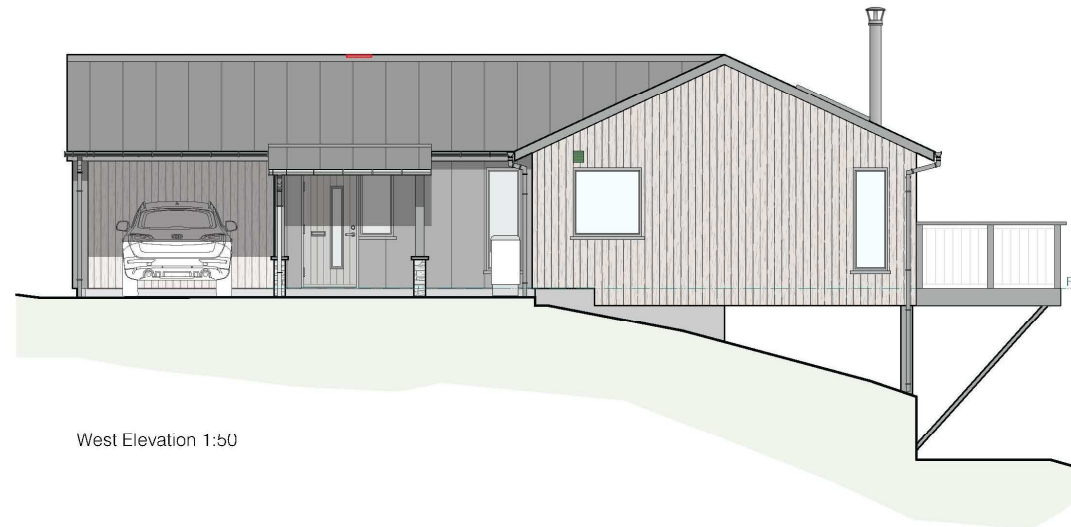
Proposed Elevations (not to scale)



Front Elevation 1:50

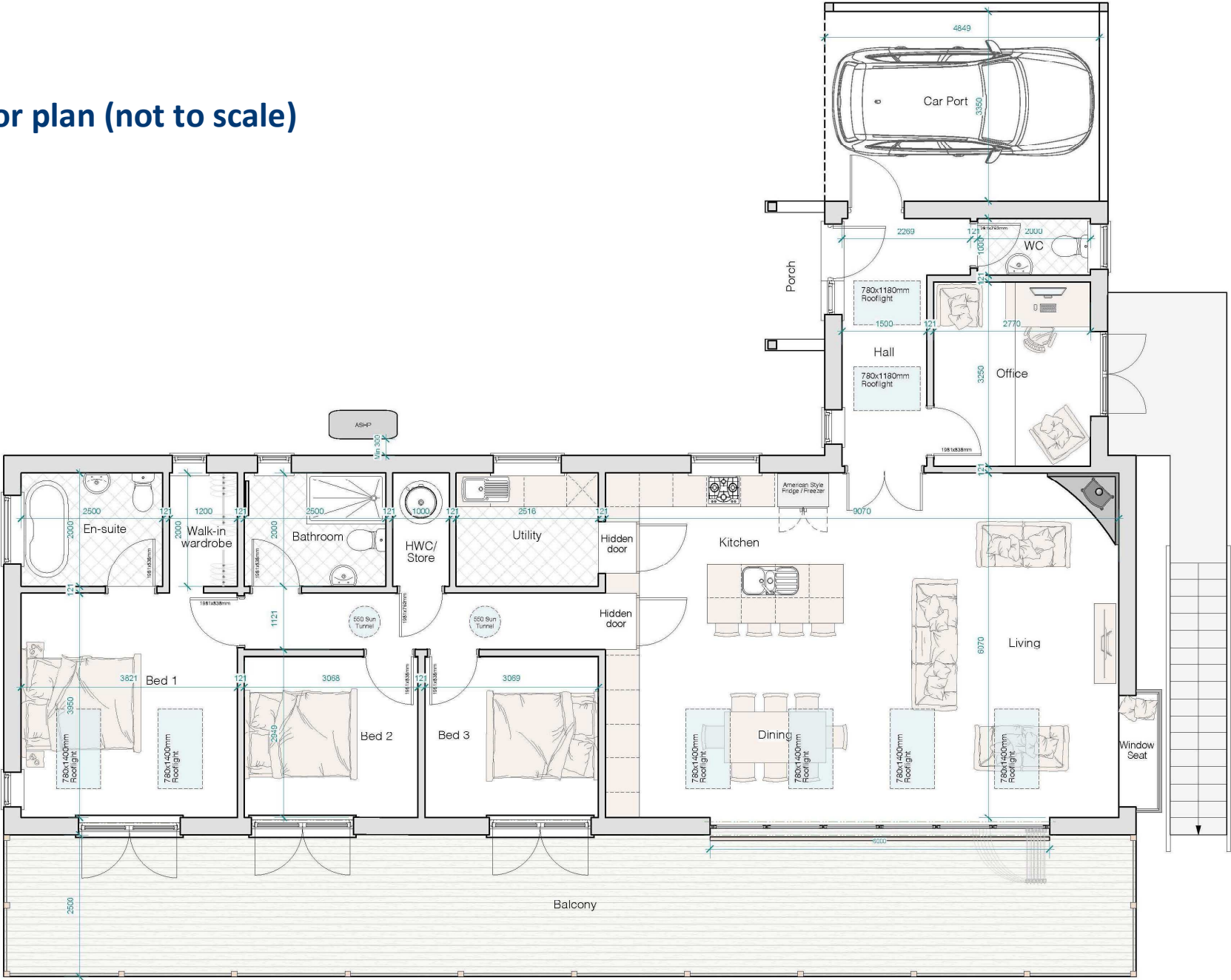


East Elevation 1:50

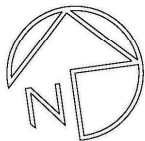


West Elevation 1:50

Proposed floor plan (not to scale)



Ground Floor Plan 1:50





View from the southwest corner of site looking northeast



View of the plot access



View from the plot road access looking southwest across the plot towards Dartmoor