

RESIDENTIAL DEVELOPMENT SITES

DUNKESWELL, EAST DEVON

- Two development sites with detailed approval for 3 and 9 dwellings respectively
- Additional land of 3.58 acres included with potential (s.t.p.) for further development
- **GUIDE PRICE £400,000** (for both sites and additional land)

View over part of site at Louis Way



SITE SOUTH OF PUMP FIELD CLOSE – EX14 4XX

This site of c. 0.22 acres benefits detailed planning approval for the erection of 3 no. affordable dwellings, proposed to be either 1 shared ownership and 2 affordable rent dwellings or alternatively 3 affordable rent dwellings. Each property is shown on the plans as a two bedroom, two storey house with a gross internal floor area of 77.5sqm (mid terrace) and 74sqm (end of terrace dwellings). Each property will have two off road parking spaces and gardens to the rear. Interested parties should note that the vendor will require to retain necessary rights for access/utilities through this site to the land area marked 'Y' on the location plan overleaf.

SITE NORTH OF LOUIS WAY – EX14 4XW

This site which extends to c. 1.39 acres offers detailed planning approval for the construction of 9 bungalows – proposed as 6 affordable and 3 open market. The approved site layout plan provides for 3 detached two-bedroom open market bungalows and 2 detached affordable two-bedroom bungalows and 4 semi-detached two-bedroom affordable bungalows (the final tenure mix of the affordable units is to be determined by the local authority in due course).

Interested parties should note that a further area of land, extending to c. 1.45ha / 3.58 acres is to be included in the sale. Although a planning application has not been submitted on this land, indicative plans have been drawn for a possible 'Phase II' development of a further 11 dwellings on part of this land. It should be noted that this land will be sold without any overage/uplift applicable to future development.

DUNKESWELL

Dunkeswell is a small village set in the Blackdown Hills and located approximately 6 miles from Honiton and the A30. There are a range of local shops within walking distance of both sites and the market town on Honiton offers a wider range of shopping, recreational facilities and schools. Wellington is approximately 9 miles distant with a similar range of facilities and access to the M5 motorway at junction 26. There is a main line railway station at Tiverton Parkway which is approximately 10 miles away and gives good access to London Paddington.

METHOD OF SALE & VAT

The freehold sites and additional land are offered for sale as a 'package' with a Guide Price of £400,000. It is understood that the sale will not be subject to VAT.

PLANNING

Detailed planning application ref. 19/1337/FUL was approved on 17th June 2019 by East Devon District Council for the erection of 3 no. affordable dwellings and associated works on land south of Pump Field Close. Application ref. 19/2757/FUL was approved on 27th March 2021 for the proposed development of 9 bungalows on land north of Louis Way. Copies of the planning documents along with associated documents and reports are available in a technical pack from the Agents upon request.

UTILITIES

Utility information is available as part of the planning/technical pack from the Agents, although interested parties should make and rely upon their own enquiries as to the availability and capacity of required utility services prior to making any offer.

S106 & CIL

The Agents are advised that there are no S106 payments associated with the approved consents. There is however a CIL charge of £9,761.25 (index linked) per open market dwelling in relation to the approved scheme at Louis Way.

VIEWING

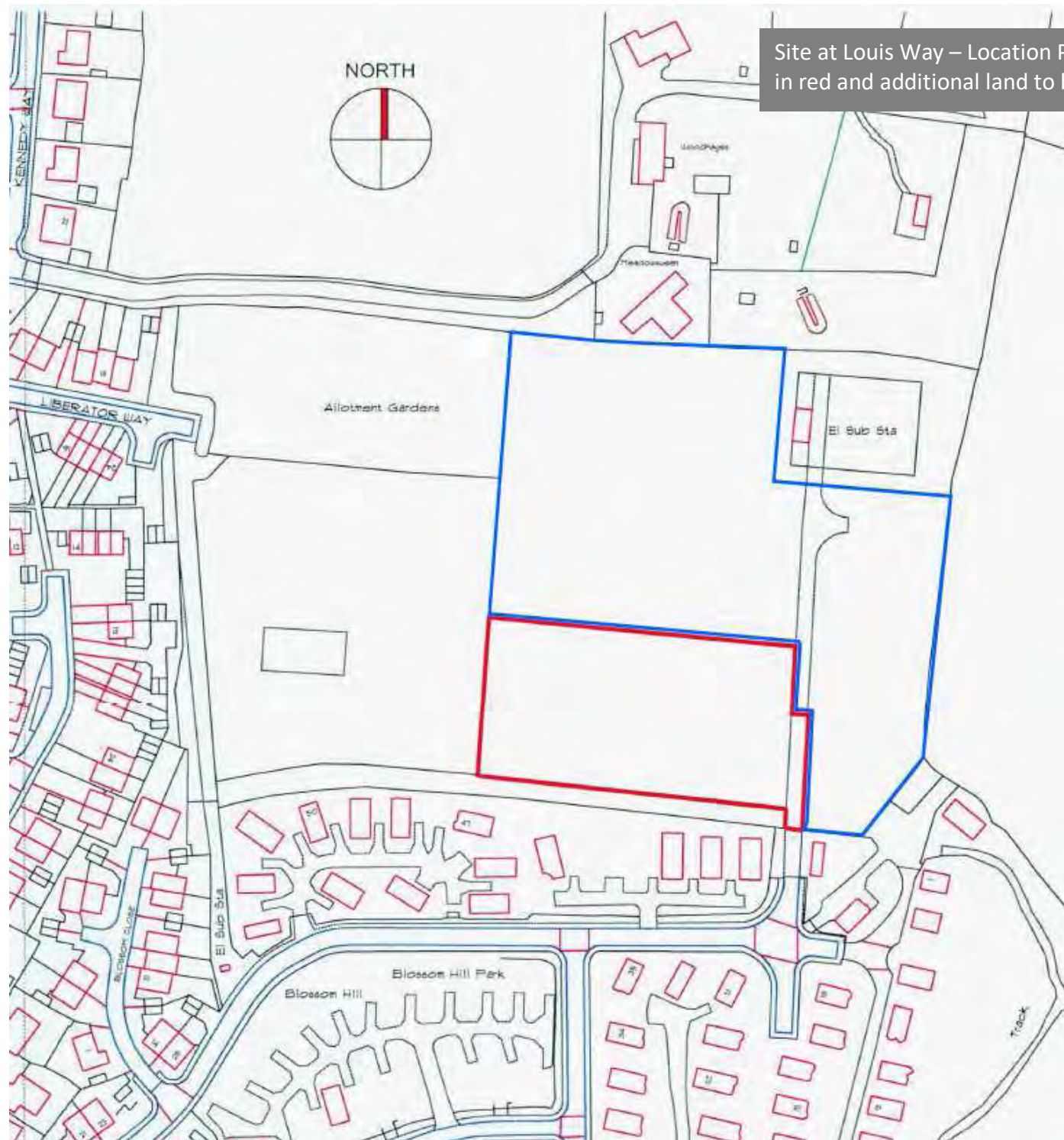
Strictly by appointment only - please contact KLP to arrange to view the sites.

CONTACT



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 707/AM



Site at Louis Way – Location Plan (approved site outlined in red and additional land to be included outlined in blue).



Site at Pump Field Close – Location Plan (approved site outlined in red)



Site at Pump Field Close – Approved Site Layout Plan





Image showing view over site at Pump Field Close



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LAND AND PLANNING

Image showing views over site at Louis Way – inset shows existing buildings located in north-east corner of the site and to be included in sale