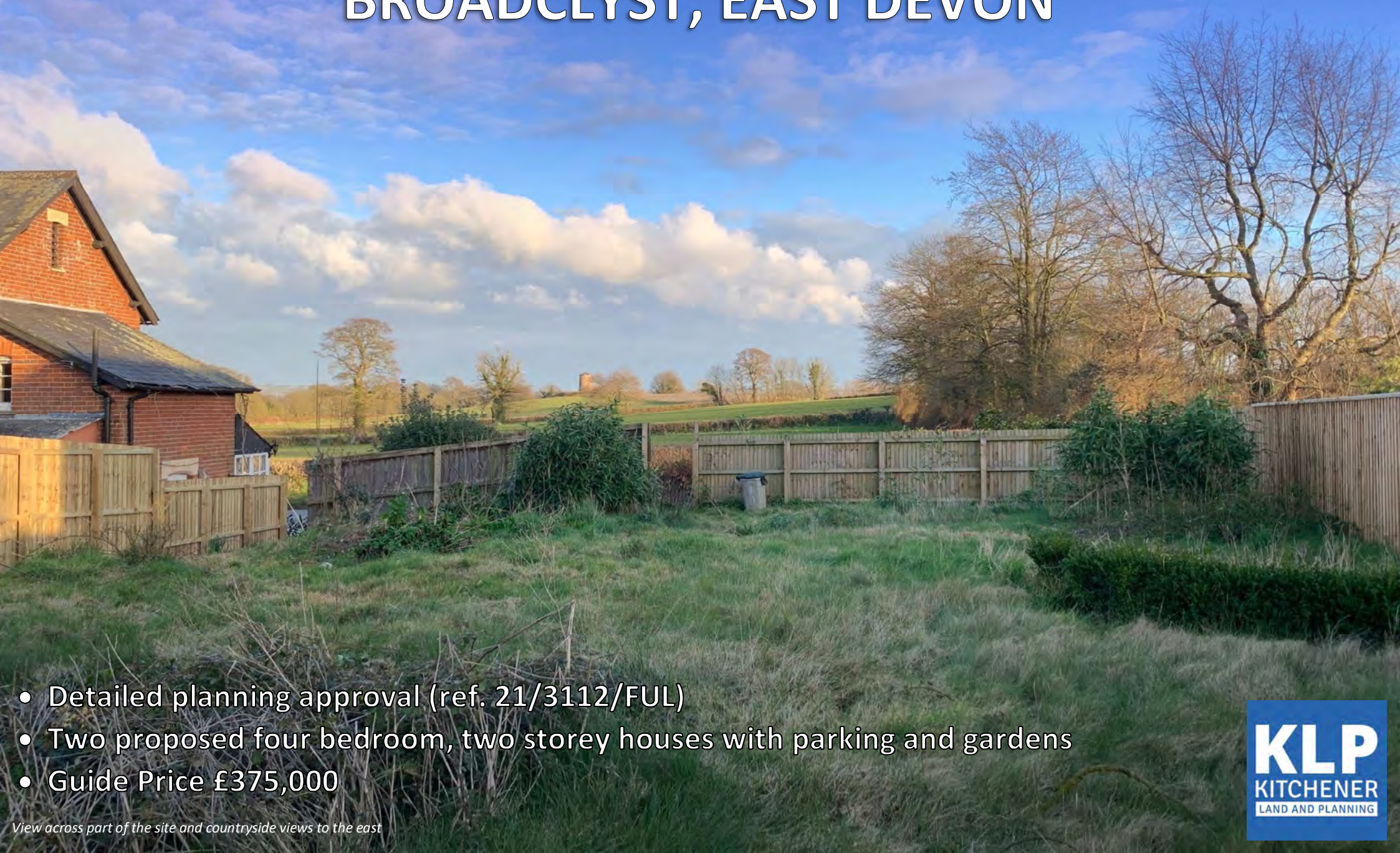


DEVELOPMENT SITE FOR TWO HOUSES, BROADCLYST, EAST DEVON



- Detailed planning approval (ref. 21/3112/FUL)
- Two proposed four bedroom, two storey houses with parking and gardens
- Guide Price £375,000

View across part of the site and countryside views to the east

THE SITE – EX5 3GZ

Kitchener Land and Planning are delighted to offer for sale this development site, which is situated on the south-east boundary of the village of Broadclyst in East Devon. Detailed planning application (ref. 21/3112/FUL) has been approved for the construction of two new four bedroom semi-detached houses, each with a gross internal floor area extending to c. 115sqm / 1237sqft. On the proposed ground floor, an entrance porch leads into a living room area, a utility room and W.C. To the rear of the property is a kitchen/dining room with doors leading out into the garden area. Stairs rise from the living room to the first floor where four bedrooms are proposed (master en-suite) along with a family bathroom.

To the rear of the proposed properties are patio areas and good sized rear gardens. Both properties are proposed with photovoltaic panels on the south facing elements of the roof to produce an environmentally sustainable supply of electricity for the two dwellings. The Design and Access statement accompanying the application also states that high levels of insulation along with an air source heat pump and mechanical heating system allowing for a 'very air tight construction.'

The two new dwellings will utilise an existing access into the site and it is proposed that four car parking spaces will be created to serve the new dwellings. Interested parties should note that the works detailed on the planning approval to create a new vehicular access for an existing dwelling (Heath Cottages) has now been completed by the vendor.

BROADCLYST

The site is situated around 5 miles from the cathedral city of Exeter in the popular village of Broadclyst. The village offers a range of amenities including a post office/village store, two public houses, a church, sports centre and social club. There is also a well-regarded primary and secondary school.

Exeter has good private and public schools, the Princesshay shopping centre, a red brick university, excellent restaurants, an international airport as well as a mainline railway station offering a link to London Paddington in just over 2 hours. Junctions to all major roads are also within easy reach. Both Killerton National Trust Estate and Ashclyst Forest are within easy reach of Broadclyst.

METHOD OF SALE

This freehold site is and is being offered for sale by private treaty with a Guide Price of £375,000. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the land.

PLANNING

East Devon District Council granted detailed planning approval ref. 21/3112/FUL on the 18th February 2022 for the 'Construction of two new semi-detached dwellings and new vehicular access for existing dwelling'. Copies of the planning approval notice and associated plans and documents are available from the Agents upon request.

S106/CIL

There are no S106 liabilities associated with the approved consent but there is a CIL charge of £35,664.58. A CIL liability notice is available upon request.

UTILITIES

Interested parties are advised to contact the relevant utility providers for information in regard to location and capacity of all required services, prior to making an offer.

CONTACT



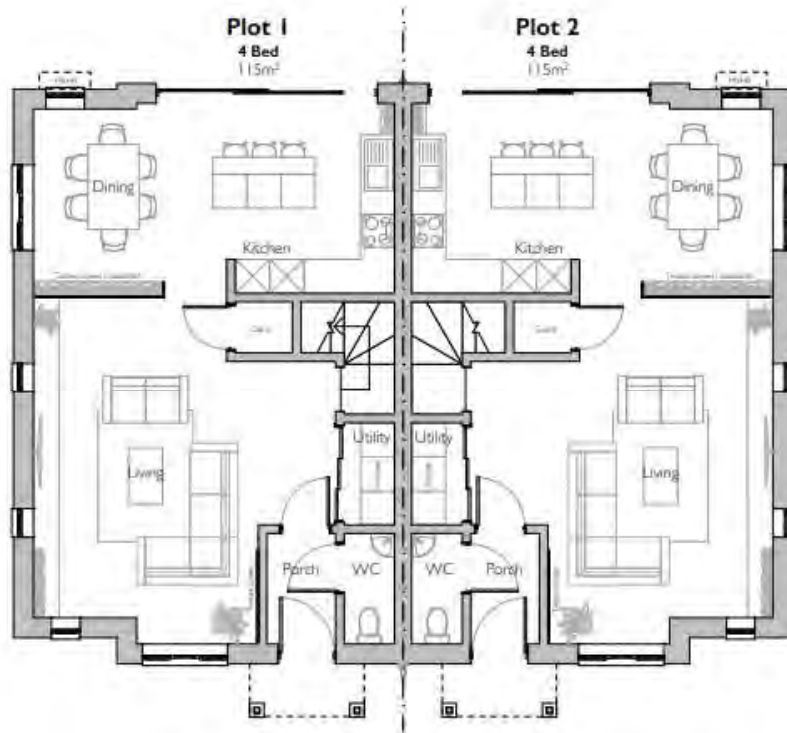
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Ref: 761/AM

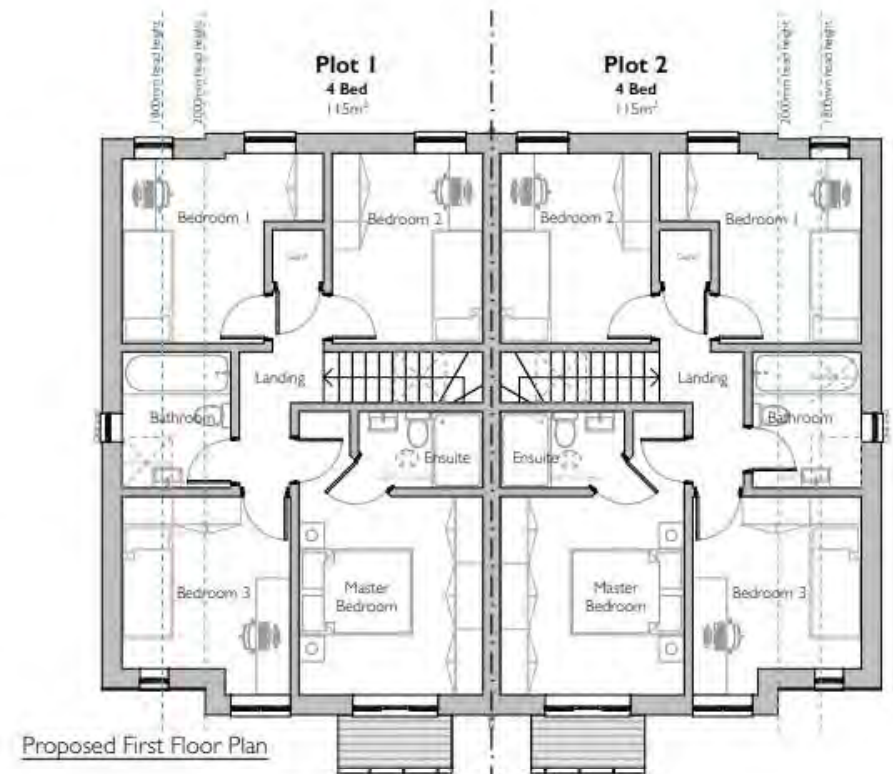


Proposed Site Plan – not to scale

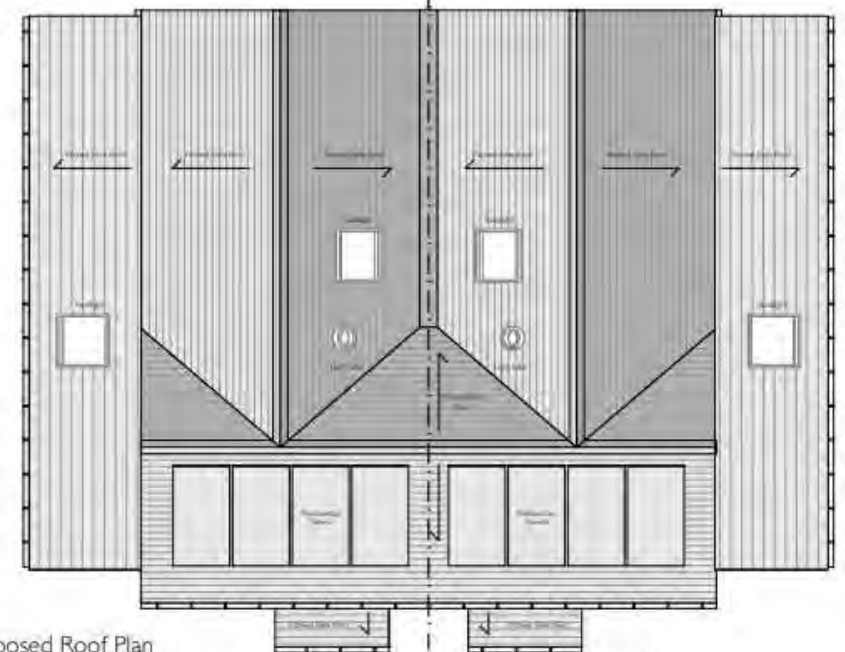
Proposed Floorplans – not to scale



Proposed Ground Floor Plan



Proposed First Floor Plan

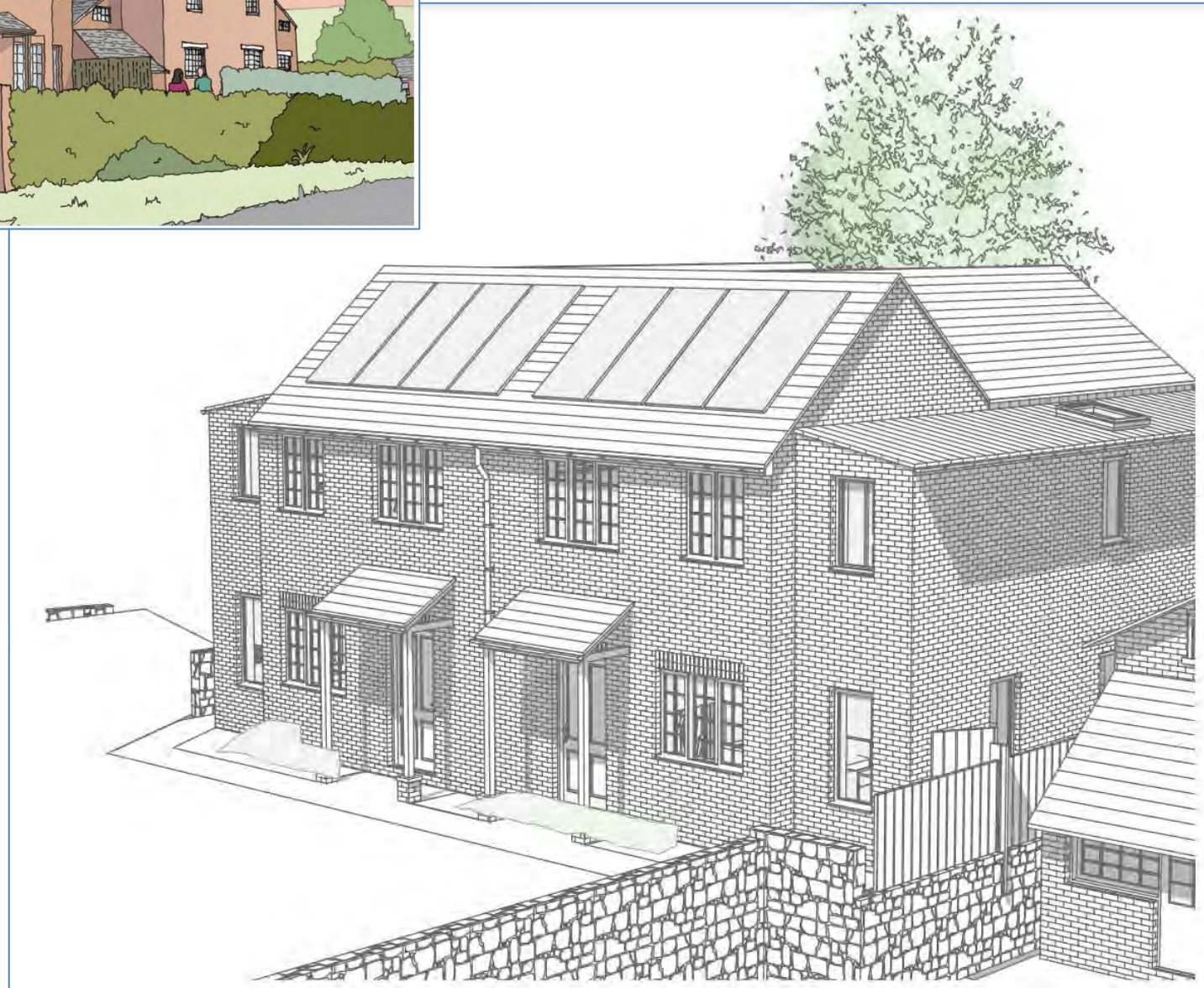


Proposed Roof Plan





Sketches showing the front elevations of proposed new houses





Photos (clockwise from top left) showing: View showing part of the site facing north-west, View of the site with existing entrance, Views from the site over countryside to the east, View across the proposed parking/turning area facing south.