

# SINGLE BUILDING PLOT AWLISCOMBE, EAST DEVON

- Outline planning approval (ref. 22/2115/OUT)
- Proposed new detached bungalow on a plot of c. 0.17 acres
- Elevated position with countryside views to the south
- GUIDE PRICE £175,000

*Photo facing south-west overlooking the plot*



## THE PLOT – EX14 3PJ

This single building plot is located in the popular village of Awliscombe, close to Honiton in East Devon, and offers outline planning approval for the demolition of an existing shed and erection of a new detached bungalow. The plot is approximately rectangular in shape and borders a residential property to the north, a small orchard to the west, Mill Lane to the east and benefits views over open countryside to the south. The outline planning approval requires matters of access, scale, layout and appearance of the new dwelling to be approved at a later reserved matters stage, although the Agents opinion is that there is potential on the plot for a well-proportioned bungalow or dormer bungalow. The plot is accessed off Mill Lane and currently benefits from two vehicular entrances. The plot extends to c. 0.17 acres / 0.07 ha.

## AWLISCOMBE

The building plot is positioned in a tucked away location but close to the heart of the village. Awliscombe is set just 2 miles from the highly favoured town of Honiton, and is positioned close to the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty. The village has an active local community with a well regarded primary school, public house and village hall. Honiton meanwhile offers a comprehensive range of amenities, in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303. The M5 at Cullompton (Junction 28) is a straightforward journey of approximately 9 miles to the north. Exeter is also within easy reach for commuting and shopping with the ever popular Princesshay shopping mall and John Lewis store. The area surrounding the plot is renowned for its beautiful countryside and the coast, and is within easy reach of Sidmouth, Beer, Branscombe and Lyme Regis.

## PLANNING & S106 AGREEMENT

Outline planning application (ref. 22/2115/OUT) was approved by East Devon District Council on the 1<sup>st</sup> February 2023 for the construction of a new 2-bed bungalow and demolition of an existing shed. The planning approval notice confirms that the development will not be CIL liable, and there are no S106 contributions applicable to the approved scheme. Copies of the planning decision and associated documents are available on request.

## UTILITIES

The Agents are advised that a mains water pipe has been laid from the edge of the A373 road to the north, through the neighbouring garden of 'The Granary' to the plot, ready for connection to the SWW main in the A373, and that all required rights for repair/replacement of this pipe are in place. The Agents understand that foul and surface water drainage are to be dealt with on site (private treatment system and soakaways etc) and that connection to a mains electricity supply is available nearby. However, interested parties are advised to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

## METHOD OF SALE

The freehold plot is being offered for sale with a Guide Price of £175,000

## WHAT3WORDS LOCATION

///typhoon.parsnips.minus

## CONTACT



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Plot location plan –  
not to scale







Photos (from top left clockwise) showing: Entrance sign on the plot, View over existing hardstanding on the plot facing northeast, View of Mill Lane leading from the plot to the A373, Views from the plot over local countryside to the south.



