

BUILDING PLOT FOR A NEW DWELLING

JERICHO STREET, THORVERTON, EX5 5PA



- Full Detailed Planning Permission Ref. 21/02444/FULL
- Secluded setting within central village location with parking
- Offers in the Region of £135,000

View across the plot looking south west

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX5 SPA

A fantastic opportunity to acquire a building plot in this extremely sought-after village in the beautiful Exe Valley with the benefit of full detailed planning permission (Ref:21/02444/FULL) for a detached single storey contemporary dwelling with a southwest facing rear garden and off-street parking. The proposed dwelling is shown as a generously sized 2 bedroomed property with a gross internal floor area of approximately 98.28 sqm (1,058 sqft).

The plot is conveniently situated in the centre of this historic village, yet tucked away and having precious off-street parking. It also abuts the development boundary along its south eastern boundary and is slightly elevated in comparison to the properties to the southwest, hence benefitting from an open feeling and looking out over the roof-tops towards the church, and with the afternoon and evening sun.

This plot is relatively secluded with an access from the historic Jericho Street. It slopes gently down towards the Southwest and extends to approximately 370 sqm (0.10 acres).

PLANNING

Mid Devon District Council granted full detailed planning permission (Ref:21/02444/FULL) for the erection of a dwelling and associated parking on land off Jericho Street, Thorverton, on 28th January 2022.

Copies of the plans and planning permissions are held on file by the agents.

METHOD OF SALE

Offers are invited in the region of £135,000 for this freehold plot.

THORVERTON

One of the area's most popular villages, situated in the beautiful Exe Valley, a few miles north of the university and cathedral city of Exeter. The attractive village has an excellent selection of local facilities, including pubs, a primary school, post office, village shop, church and a farm shop. There is a very active local community, including many clubs and societies and a regular daily bus services to Exeter and Tiverton. The surrounding area consists of typical rolling Devon farmland, with many excellent walks to be had around the network of public footpaths. There is quick access to the south, via the A396 to Exeter (c.8 miles), where there is access to the M5, mainline railway stations and an international airport. There is also easy access along the A396 to the north, to Tiverton (c.9 miles) and the A361, leading east to Junction 27 of the M5 motorway and nearby Tiverton Parkway Railway Station, and northwest to Barnstaple and the North Devon coast with its spectacular sandy surf beaches.

SERVICES

We are informed that all mains services are available nearby on Silver Street across third party land, and a legal easement has already been agreed with the neighbouring landowner for connection purposes, with the purchaser responsible for paying for the easement if required (£39,000). All interested parties should make and rely upon their own enquiries of the relevant services providers.

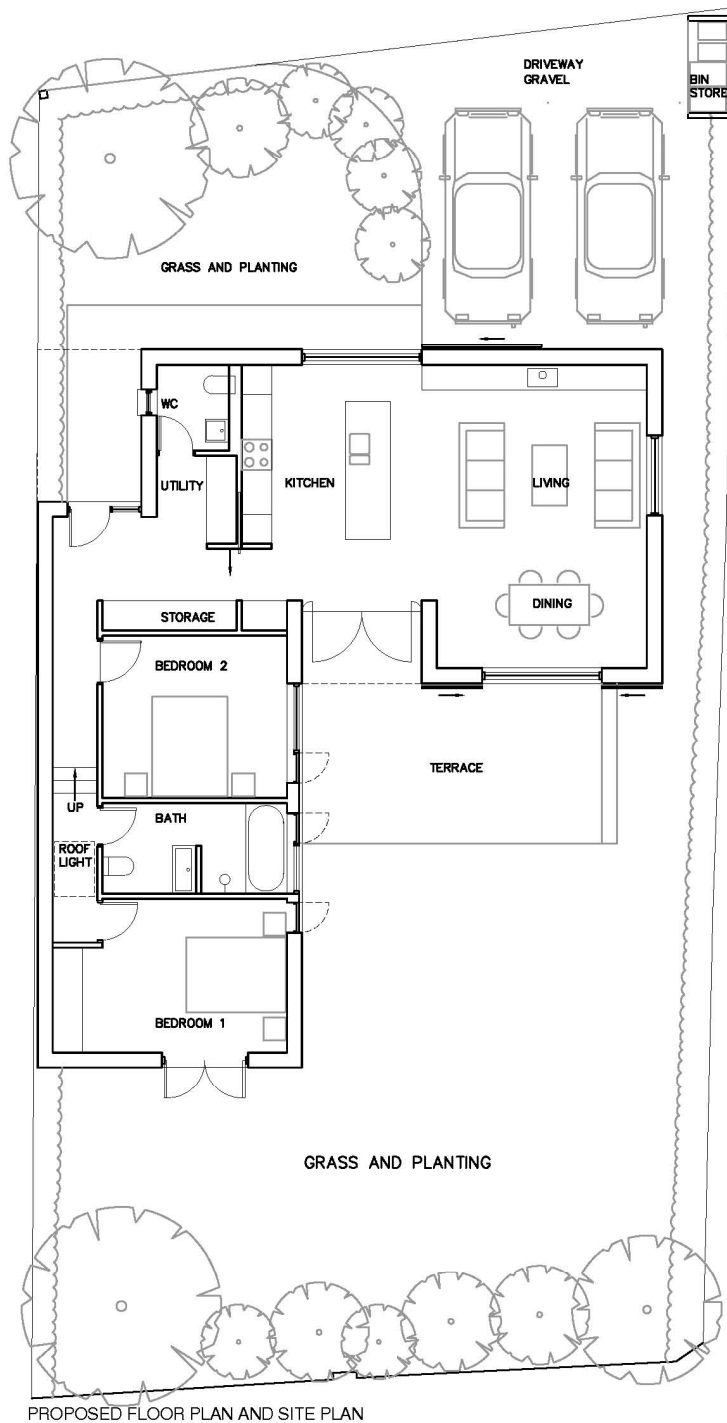
VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

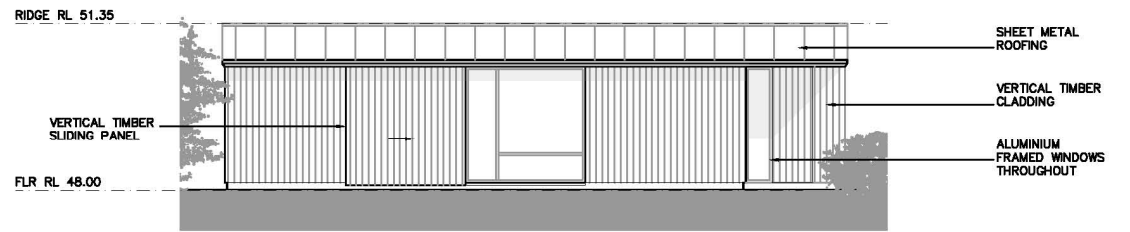
CONTACT



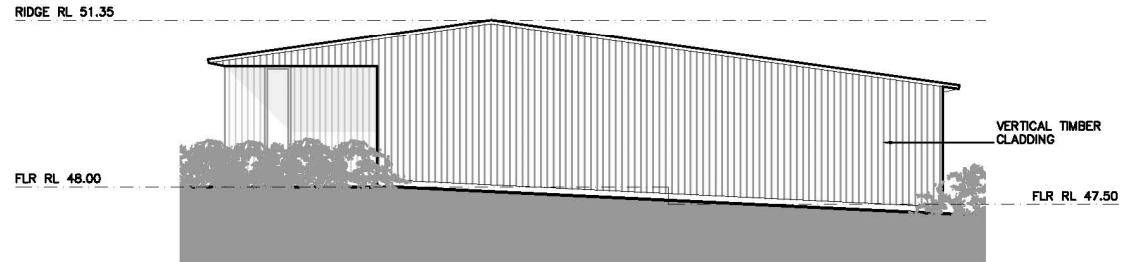
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 07866 522910



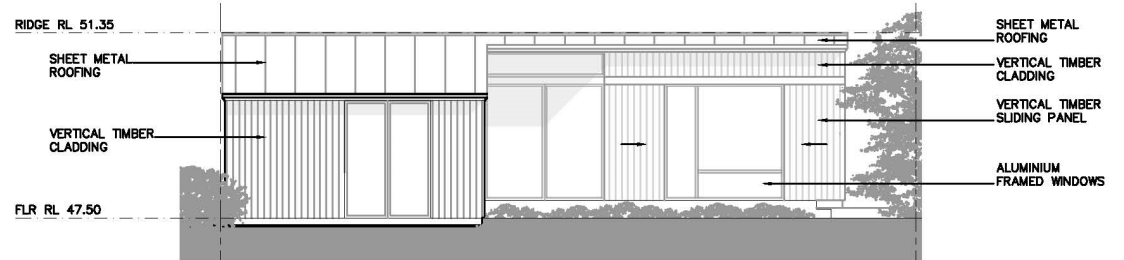
PROPOSED FLOOR PLAN AND SITE PLAN



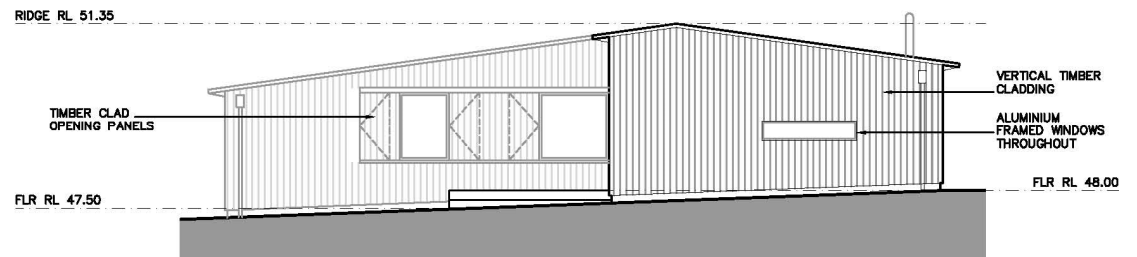
PROPOSED NORTHEAST ELEVATION



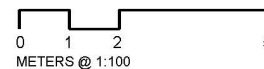
PROPOSED NORTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION



PROPOSED SOUTHEAST ELEVATION



HL
ARCHITECTURE

PROJECT: REVISED SCHEME, LAND OFF
JERICO ST, THORVERTON, EX5 5PA
STAGE: PLANNING
DATE: DECEMBER 2021

SCALE: 1:100A3
DRAWING TITLE: PROPOSED FLOOR PLAN
AND ELEVATIONS
DRAWING NO: **A101**

PROPOSED ELEVATIONS & FLOOR PLAN (not to scale)

Illustrative computer generated images of the front & rear of the proposed dwelling

(Please note that these images are not approved and the external materials of the property are still to be approved and the associated planning condition discharged).





View across the plot looking north east



Jericho Street