FULLY SERVICED BUILDING PLOT WITH FOUNDATIONS CONSTRUCTED

FOR A DETACHED DWELLING

HIGHAMPTON DEVON EX21 5BW

- Village location with lovely countryside views
- Last remaining plot on a site for 3, the other two have been built out
- Gentle fall towards rear boundary, Reserved Matters and Bldg Regs Approval
- Offers Invited for the Freehold – Guide £175,000

view from rear boundary looking north

KLP KITCHENER LAND AND PLANNING

THE PLOT – EX21 5BW

This is an outstanding opportunity to acquire a fully serviced building plot (Plot 2) with recently constructed foundations and Building Regulations approval for a detached dwelling located in a beautiful village setting offering lovely countryside views to the rear. The plot is the middle one between two existing new build dwellings, all three were granted planning permission under the same consent.

Plot 1 has been built, sold and is occupied. Plot 3 has also been sold and the dwelling is nearing completion. The approved timber frame dwelling design for each plot is identical. The plot has a gentle fall south to north and extends to approximately 0.04 ha/0.09 acres (c.12m width x c.30m depth).

The approved dwelling design for each plot is for a 4 bedroom detached house with attached single garage and further off road parking. The dwelling extends to approximately 144sqm / 1550sgft net internal. The ground floor comprises a double aspect living room and sliding doors to a rear terrace, open plan kitchen/family room with a further set of sliding doors to the terrace, office/utility room. On the first floor is an impressive master bedroom with ensuite bathroom and a separate dressing room, three further bedrooms and a family bathroom.

The site visibility splay, access and driveways to all plots have been partially constructed, all will be finished by DB Building Ltd (Holsworthy) once the build has been completed. The boundary fence with plot 3 will be constructed by the seller. Foul waste will be to a combined treatment plant serving the 3 dwellings, surface water infiltrated via an attenuation tank. Electric and telecoms connections to plot boundary, no gas.

HIGHAMPTON, DEVON

The West Devon village of Highampton offers a range of local amenities including a primary school, church, pub, and village hall. The village stands on a ridge with views of Dartmoor and Exmoor and is about 10 miles from Holsworthy, 3½ miles from Hatherleigh and 9 miles from Okehampton and the A30.

PLANNING & TECHNICAL

West Devon Borough Council (WDBC) granted Reserved Matters approval 14 April 2020 under application 3682/19/ARM following outline approval 0127/18/OPA dated 23 July 2018 for the removal of existing barn and erection of 3no. 2 storey dwellings, together with car parking, landscaping and associated works with access from A3072 at land adjacent Woodfields, Highampton, EX21 5LR.

WDBC confirmed 07 October 2020 under application 1151/20/ARC the approval/discharge of details reserved by conditions 5&6 of planning consent 0127/18/OPA and 3&9 of planning consent 3682/19/ARM.

Building Regulations Full Plans Approval under ref 20/01865/EMFP/W14 was confirmed by Devon Building Control Partnership 20 May 2020, for the removal of the existing barn and erection of three two-storey dwellings with attached garages.

There is no CIL or S106 applicable to this development.

There will be an owners agreement between the 3 houses for the maintenance/repair of communal infrastructure and driveways.

A planning and technical information pack is available on request.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact Darryl Hendley at KLP to arrange a viewing on 07850 275265.

METHOD OF SALE

Freehold For Sale by Private Treaty.

Guide £175,000

CONTACT

KLP KITCHENER LAND AND PLANNING

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Ref: 697/DH/R2

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NORTH

0 5 10

SITE PLAN 1

Not to Scale

Plot 2

PLOT 1
FFL 142.60

PLOT 2
FFL 142.60

PLOT 3
FFL 142.60

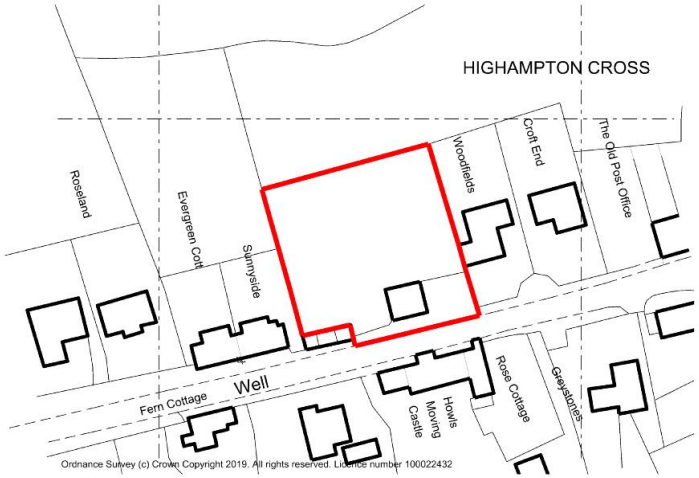
WOODFIELDS

EXISTING BARN

SUNNYSIDE

EVERGREEN COTTAGE

43M VISIBILITY



NORTH

0 10 50

LOCATION PLAN

Not to Scale

E	ADDITIONAL DETAIL ADDED TO DRIVEWAY CONSTRUCTION WITHIN RPA OF EXISTING BEECH TREE	01:04:20
D	FFL's REDUCED	12:03:20
C	NEW HEDGES SHOWN TO NORTH AND SOUTH BOUNDARIES	09:03:20
B	TREE PROTECTION + INDIVIDUAL TREATMENT PLANTS SHOWN PLOT 1 SET BACK + DRIVE ADJUSTED TO SUIT RPA	05:03:20
A	FOUL + SURFACE WATER SEPARATED SINGLE TREATMENT PLANT SHOWN	05:12:19

CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING
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A3

CLIENT
DB BUILDING LTD

PROJECT
RESIDENTIAL DEVELOPMENT
Highampton
Devon
EX21 5LR

DRAWING TITLE
LOCATION + SITE PLANS

SCALE	DATE	STAGE
1:100	November 2019	Planning

JOB AND DRAWING NUMBER	REVISION
0221 - 01	E

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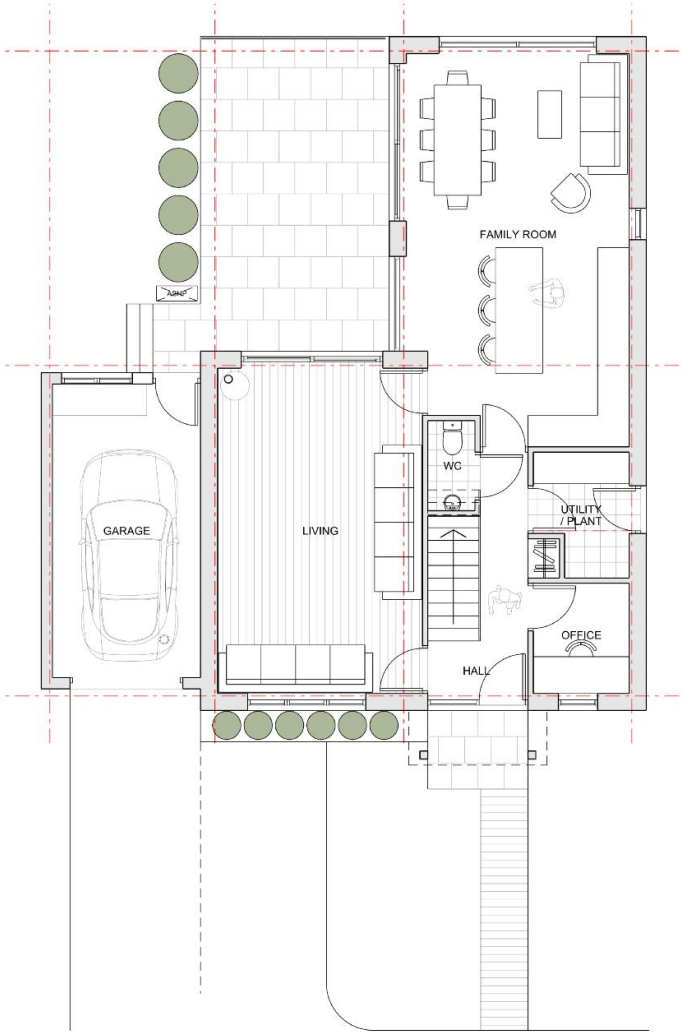
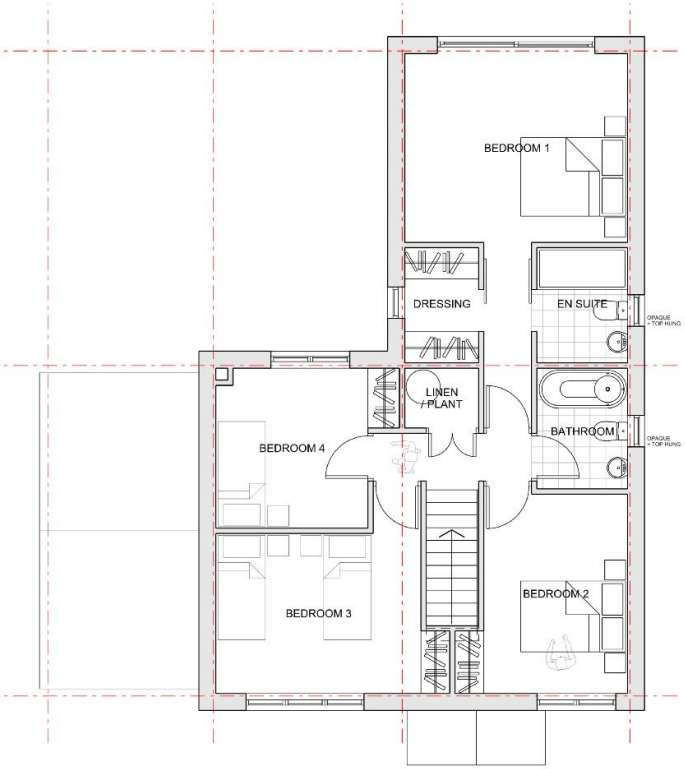
www.gw-architects.co.uk 01409 281362

Location & Site Plan - Not to Scale



GROUND FLOOR ***not to scale***



FIRST FLOOR ***not to scale***

SCALE BAR 1:100

0 5

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FLOOR PLANS

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1:100	November 2019	Planning

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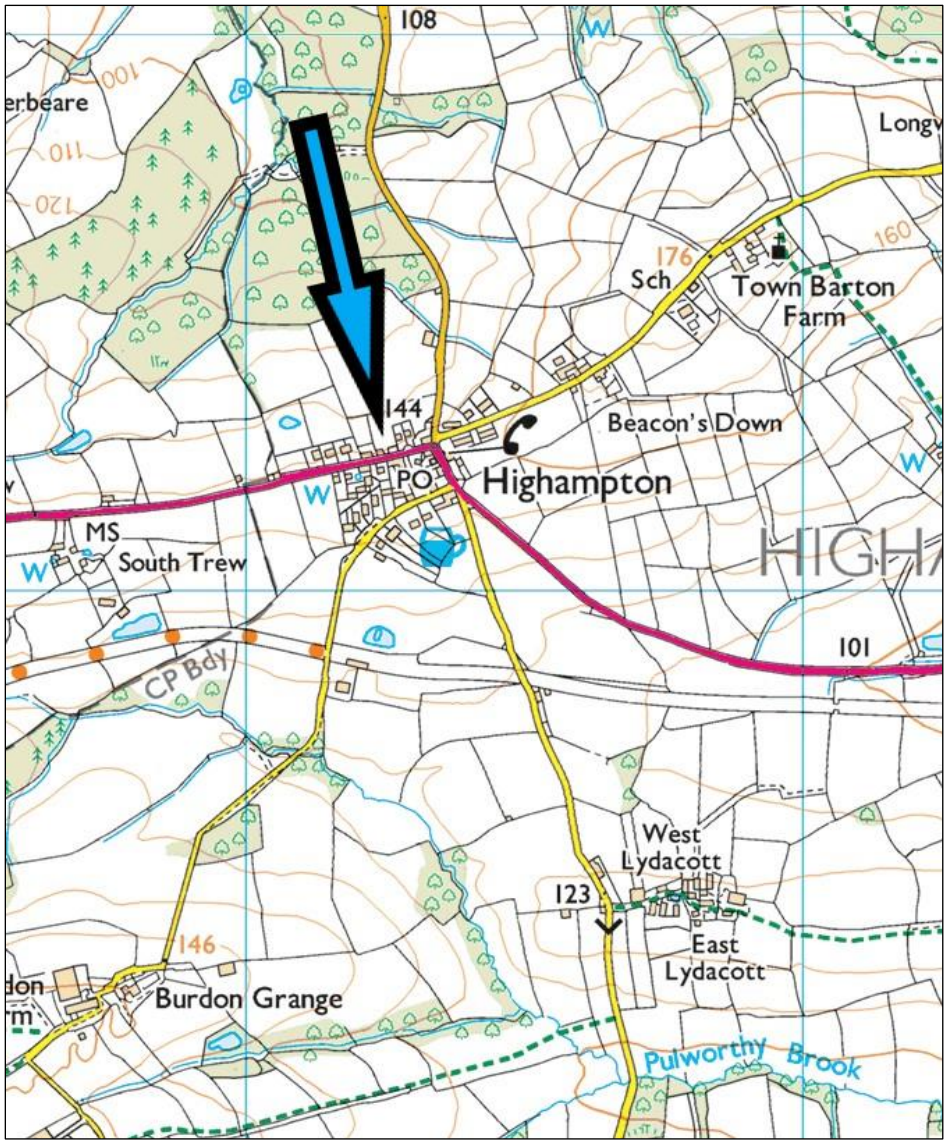
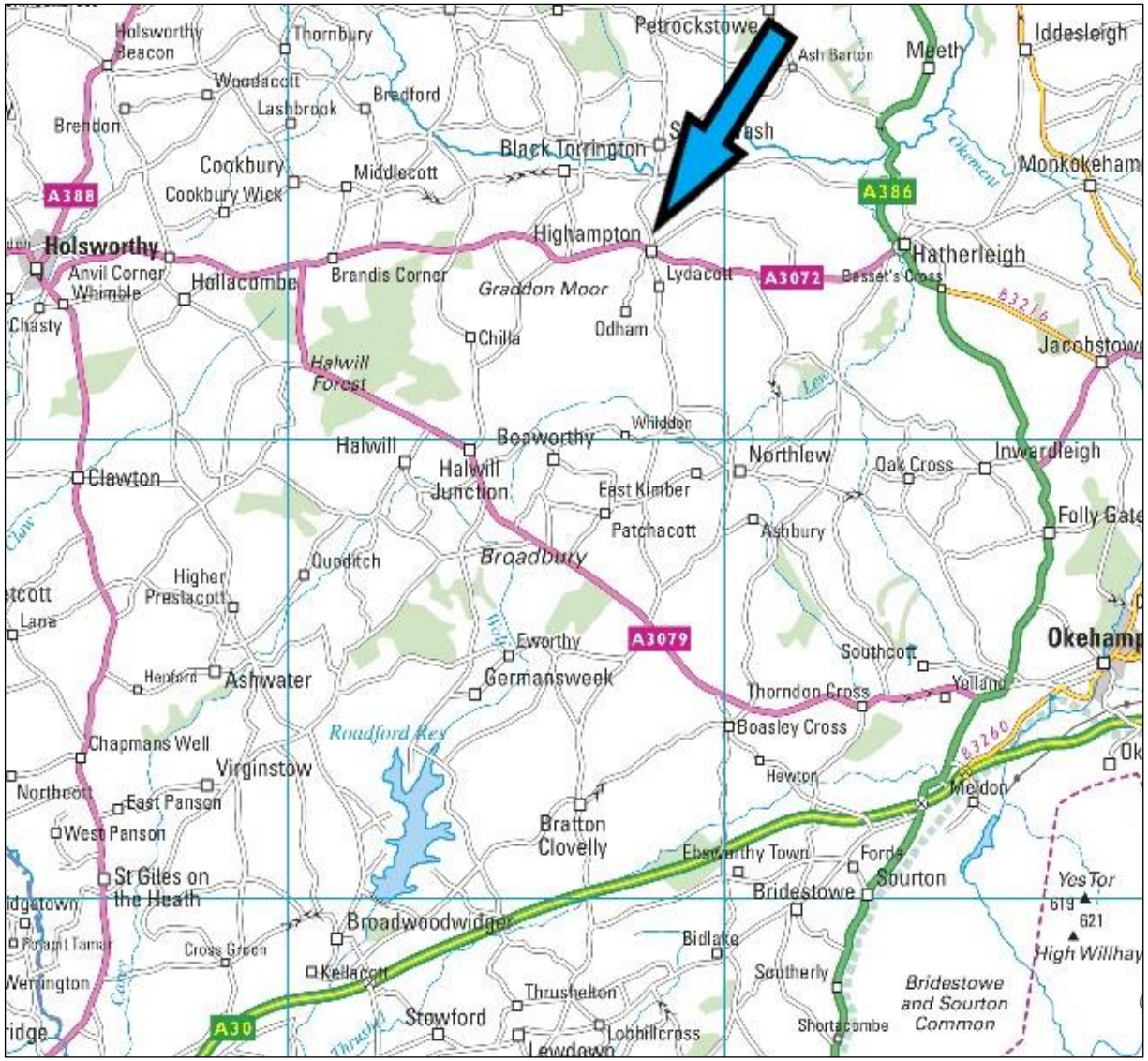
Floor plans – Not to Scale

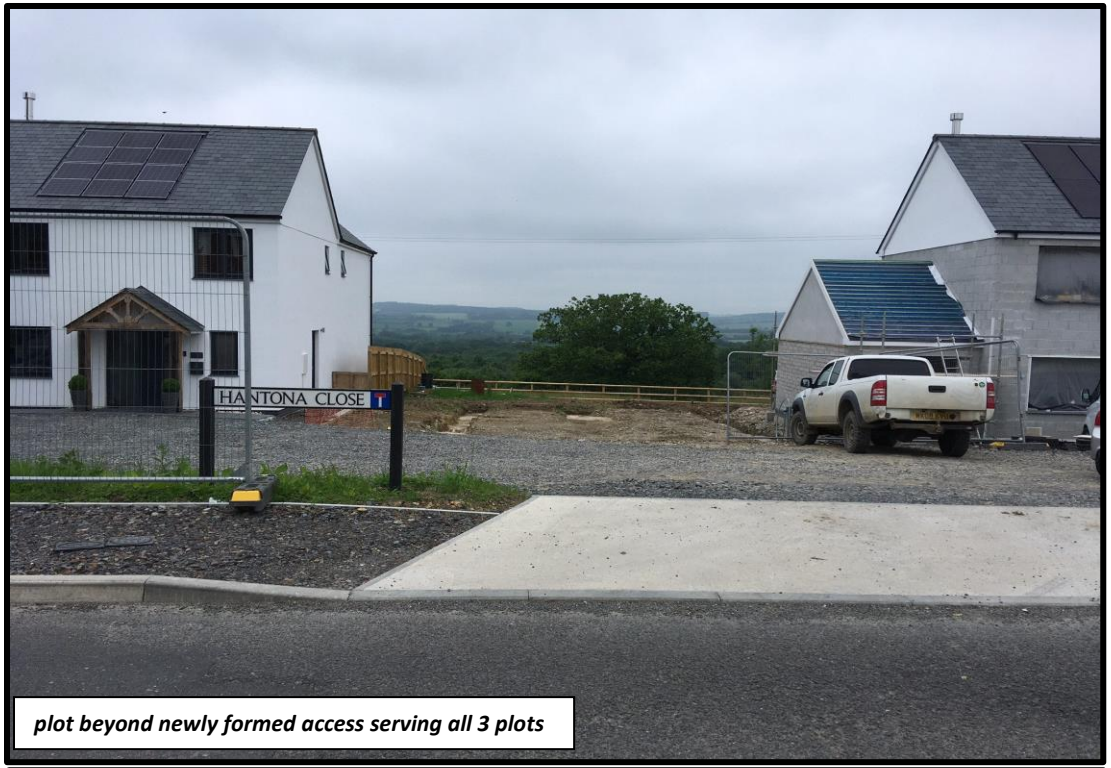
Illustrative Street Scene - Not to Scale



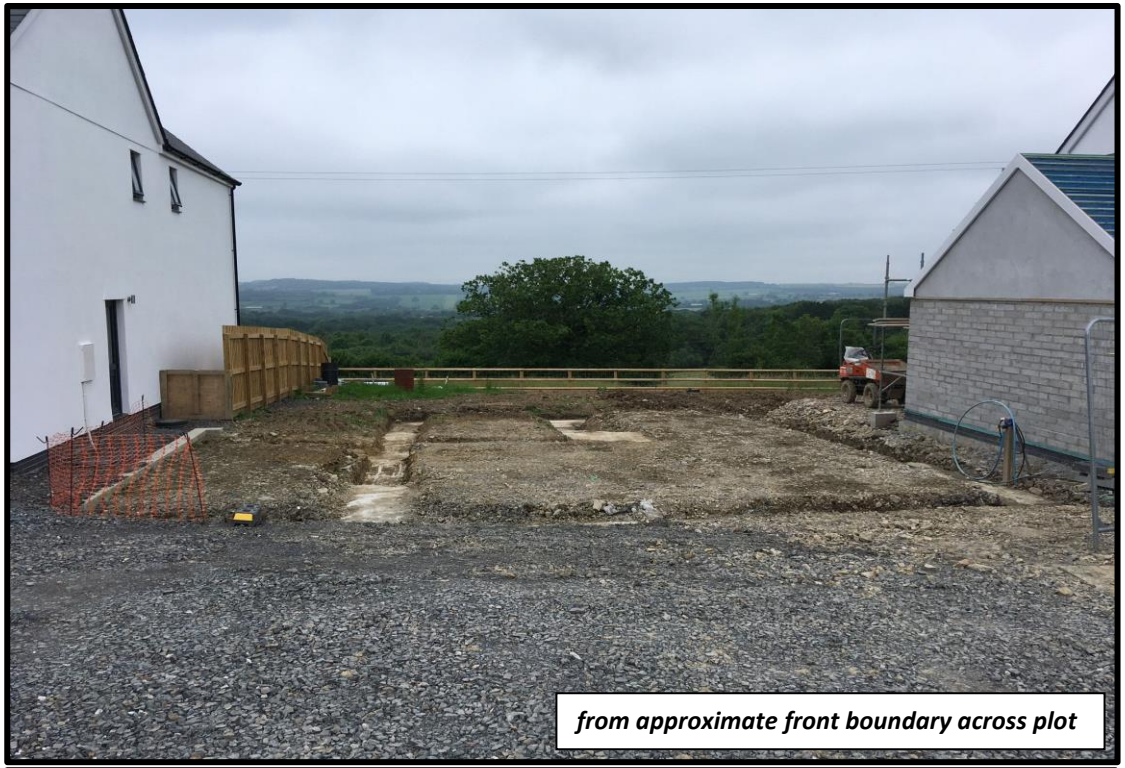
Location Plan – Not to Scale



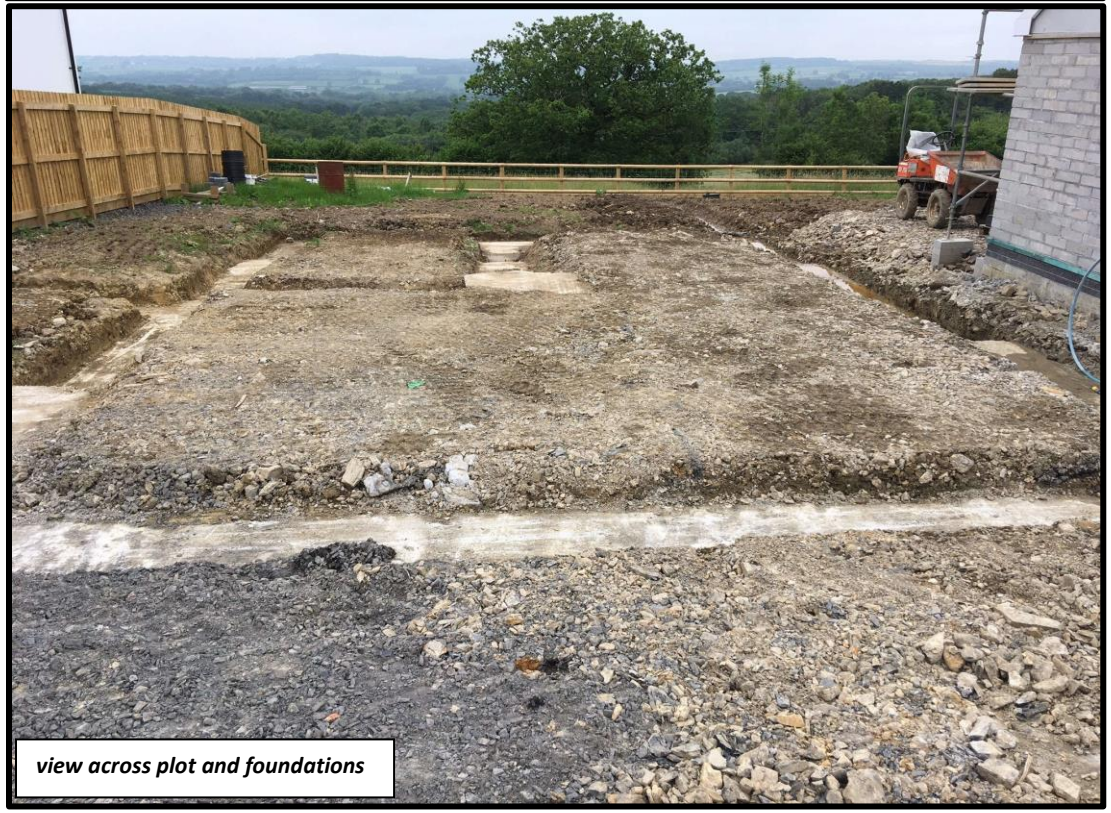
Location Plan – Not to Scale



plot beyond newly formed access serving all 3 plots



from approximate front boundary across plot



view across plot and foundations

from rear boundary across plot looking south

view from rear boundary looking east