

SUBSTANTIAL BUILDING PLOT

SEATON, EAST DEVON

- Commenced approved planning for a detached house (ref. 15/1949/RES)
- Plot extends to c. 0.26 ha / 0.64 acres
- Potential for alternative / additional development
- Offers in excess of £200,000

Views over the plot

THE PLOT – EX12 2HY

Positioned in an superb elevated setting overlooking the coastal town of Seaton in East Devon, this large building plot extends to c. 0.26ha / 0.64 acres. Reserved matters planning approval has been attained (and commenced) for the construction of a new detached dwelling. The proposed dwelling is shown with three bedrooms and the Agents estimate the gross internal floor area to extend to c. 171sqm (1841sqft).

Given the scale of the plot, interested parties may consider the possibility of applying for either a larger single dwelling house in replacement of the currently approved design, or alternatively seeking consent for two dwellings on the plot. A broadly positive pre-application response in regard to a second dwelling being sought on the plot was attained by the vendors and is available as part of a planning/technical pack of information from the Agents.

SEATON, EAST DEVON

Located between the ancient harbour of Axmouth and the white cliffs of Beer, Seaton is a popular, bustling coastal town situated on the Jurassic Coast and Dorset and East Devon Coast World Heritage Site, within an Area of Outstanding Natural Beauty. The renowned mile-long pebble beach with esplanade opens onto the waters of Lyme Bay.

The renowned Colyton Grammar School, one of the England's top state schools is located about 2 miles from the plot.

The county town of Exeter, with its international airport and direct access to the M5 motorway and A38 Devon Expressway, is some twenty miles to the west, and a mainline rail link to London Waterloo at Axminster is approximately seven miles distance. There are also regular bus services from Seaton to Exeter.

PLANNING

East Devon District Council granted outline planning approval (ref. 12/0966/OUT for the construction of a dwelling on 10th September 2012.

Subsequently, reserved matters approval (ref. 15/1949/RES) was granted on 3rd November 2015. The Agents have on file a letter from East Devon dated 27th October 2017, confirming that all pre-commencement conditions associated with the above planning approvals have been discharged, and a material start had been made on the site – as such they confirm the development has been commenced.

A comprehensive planning /technical information pack is available upon request via a dropbox link.

COMMUNITY INFRASTRUCTURE LEVY & S106

The Agents are advised that there are no S106 or CIL payments applicable in relation to the approved reserved matters application (ref. 15/1949/RES).

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty, with offers invited in excess of £200,000.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the Agents to arrange a viewing on 01392 879300.

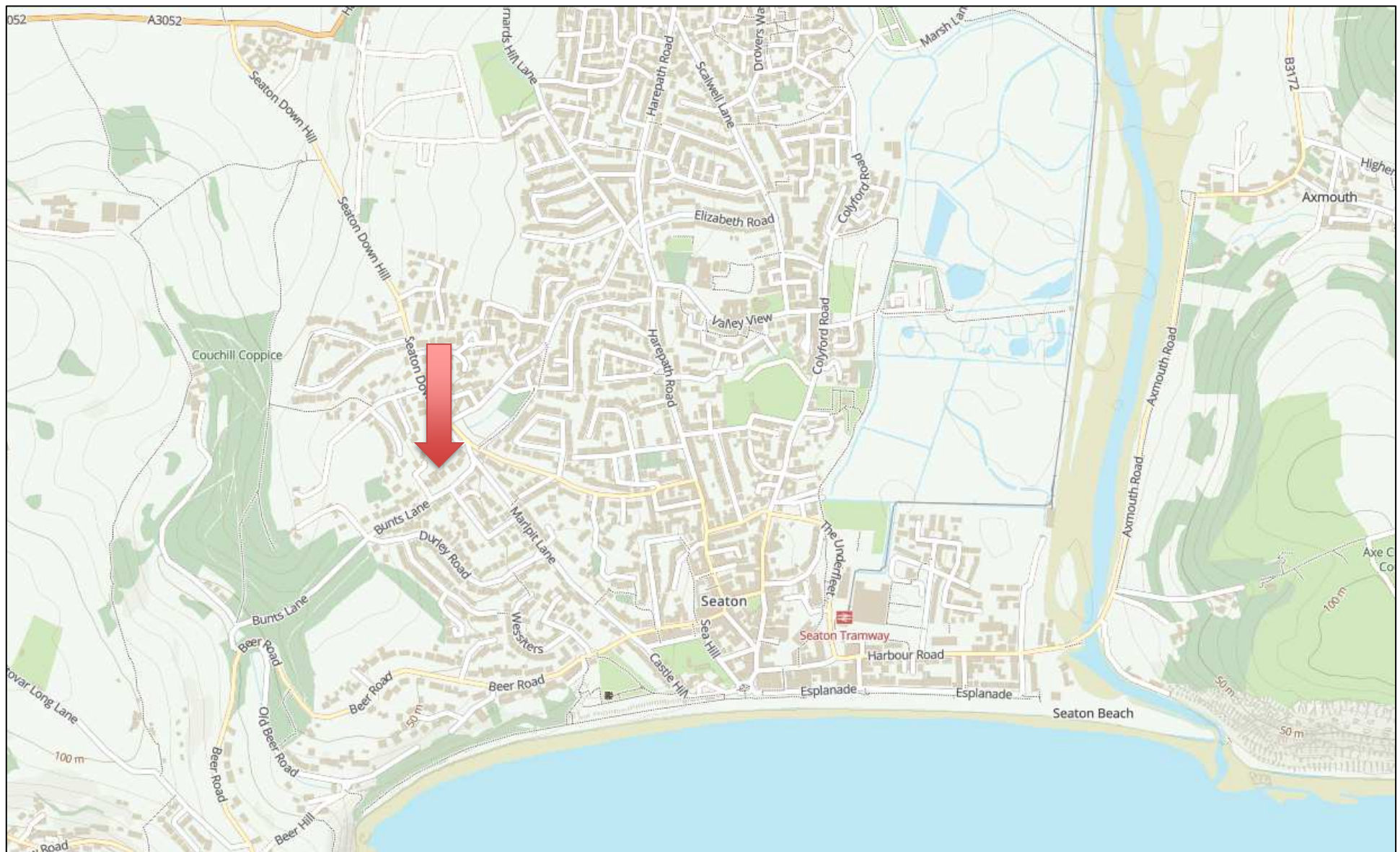
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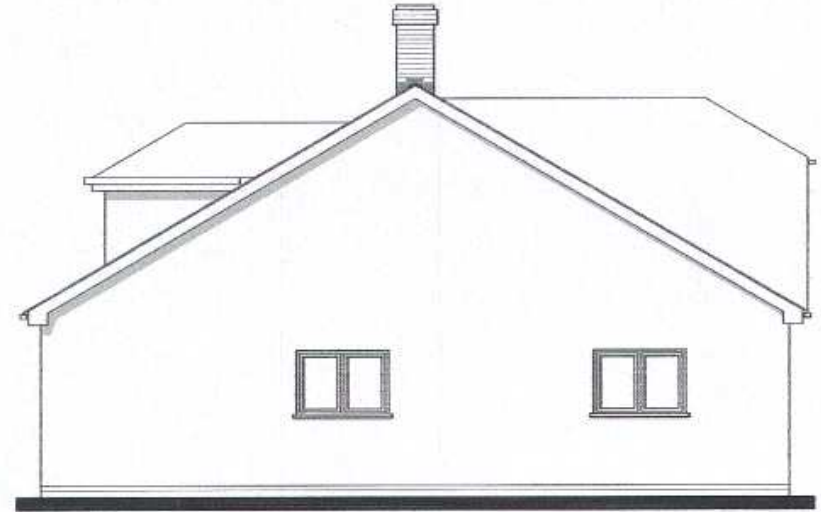
Map showing the location of the plot marked



Proposed site plan – not to scale



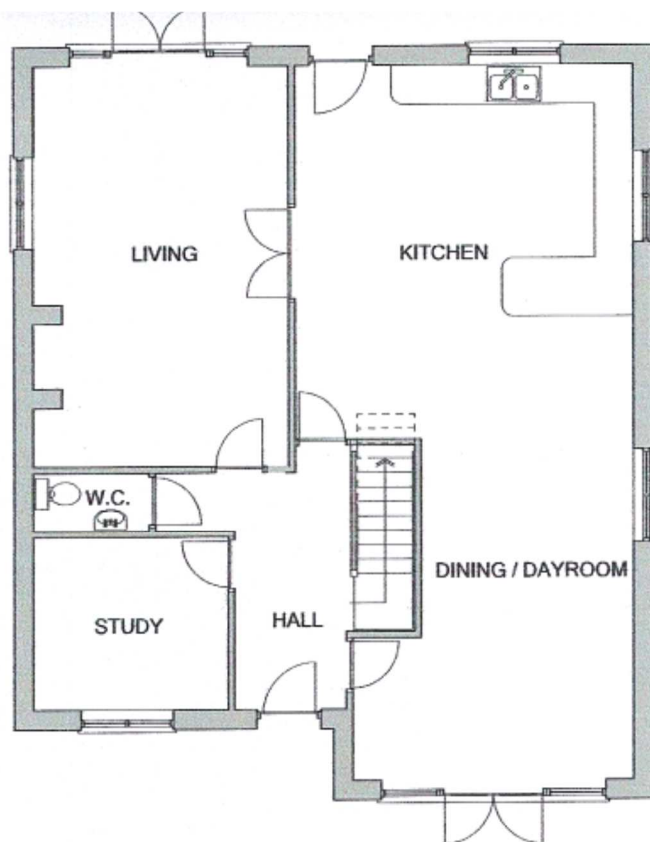
North - East Elevation



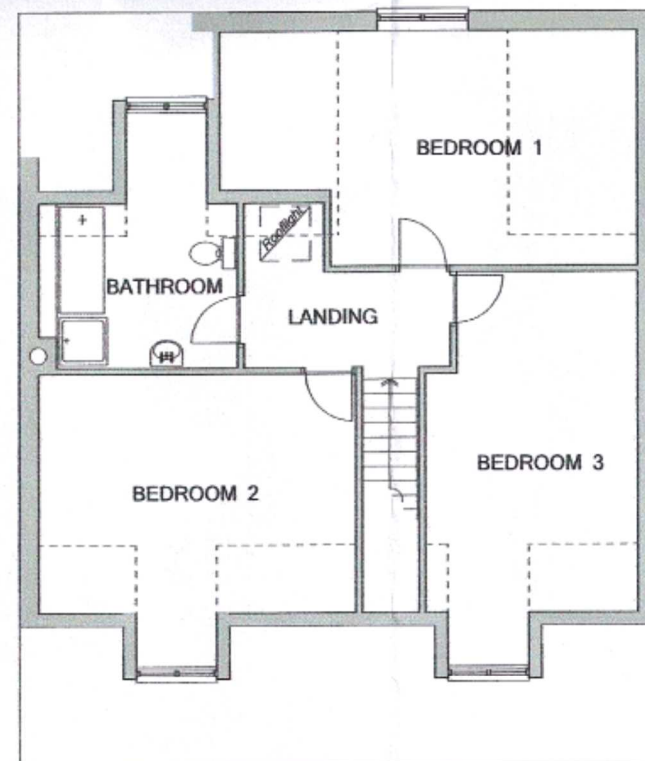
South - East Elevation



South - West Elevation



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Photos from top left clockwise: View of the beach at Seaton, View of Cross St in the town centre, View along East Walk in Seaton, View from beach along Seaton Esplanade.