

TWO BUILDING PLOTS FOR DETACHED DWELLINGS

FROGMORE LANE EAST BUDLEIGH DEVON EX9 7DR



- Reserved Matters Approval 21/0163/RES (for 2 storey houses)
- Building Regulations Approval 22/B0571/WEBFT
- Variation of Condition 22/0837/VAR (alternative design for 3 storey houses)
- Guides – Plot 1 £399,000 Plot 2 Reserved

view across plots looking east, approximate boundaries

KLP
KITCHENER
LAND AND PLANNING

THE PLOTS

KLP are delighted to offer for sale these two serviced building plots for generous size detached houses set in a lovely village fringe location offering beautiful views to the east and south across open countryside towards the coast.

To be sold as individual plots, Plot 1 extends to approx. 0.11 hectares/0.27 acres (including surface water drainage pond). Plot 2 extends to approximately 0.07 hectares/0.18 acres. Both plots are accessed from a new private road off Frogmore Road, the land rises gently from the access to the north boundary of Plot 2. The Vendor is responsible for completing the private road construction and providing services connections (electric, water mains, foul water, telecom/media) and the surface water drainage pond located in the south east corner of Plot 1.

Planning approval (and Building Regulations Approval) was granted initially for two x large 4 bedroom two storey dwellings, we are advised Plot 1 c. 2028 sqft, Plot 2 c. 2061 sqft. Subsequently planning approval was granted to include a third storey increasing the internal area we are advised to Plot 1 c.2598 sqft, Plot 2 c.2626+ sqft, giving plot purchasers the choice of which dwelling to construct.

The dwellings design show an attractive mix of render and brickwork with a Devon Bank proposed to mark the rear garden boundary between the plots.

EAST BUDLEIGH

East Budleigh is a charming sought-after village with a village centre conservation area designation c. two miles inland from the small coastal town of Budleigh Salterton. East Budleigh has its own facilities with a pub/restaurant, primary school & village hall, and is serviced by a thriving community shop.

Budleigh Salterton is situated in an Area of Outstanding Natural Beauty, the town centre offers a wider range good range of shopping facilities as well as a health centre, churches, library, cafes, restaurants and museum.

The Cathedral City and County Town of Exeter lies approximately 12 miles in a westerly direction with its International Airport, nearest Junction to the M5.

PLANNING & TECHNICAL

East Devon District Council (EDDC) granted Approval of Reserved Matters under application No. 21/0163/RES dated 15 December 2021 for the construction of 5 dwellings (including 3 affordable) (Approval of details of layout, scale and appearance of buildings and landscaping of site pursuant to outline planning permission ref: 16/1673/OUT).

EDDC Building Control confirmed a Full Plans Conditional Approval dated 24 June 2020 under application 22/B0571/WEBFT.

Subsequently EDDC confirmed a Discharge of Conditions under application 22/0837/VAR dated 17 August 2023, Variation of condition 2 (approved plans) of application 21/0163/RES, addition of rooflights and second floor windows.

A comprehensive Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

Interested parties must undertake and rely on their own drainage and services inquiries.

METHOD OF SALE

The plots are offered for sale by Private Treaty
Guides: **Plot 1 £399,000 Plot 2 Reserved**

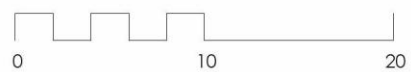
VIEWING

Viewing by appointment - Please contact the sole agents KLP to confirm your intention to view. **what3words:** [deluded.royally.flamingo](#)



Contact: Darryl Hendley
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300
Mob. 07850 275265

REF: 1030/DH/R4



SCALE BAR: 1:200

North



PLOTS 1&2: OPEN MARKET
PLOTS 3-5: AFFORDABLE

LEGEND

EXISTING



EXISTING TREE (ORANGE DASHED LINE INDICATES ROOT ZONE)



EXISTING NATIVE HEDGING

SOFT LANDSCAPING



PROPOSED TREE/SHRUBS
FIELD MAPLE (ACER CAMPESTRE)
ROWAN (SORBUS AUCLUPARIA)



HEDGE/SHRUBS



DEVON BANK WITH HEDGE OVER



GRASS

[HEDGE = MIX OF COMMON HAWTHORN*, BLACKTHORN*, FIELD MAPLE, HAZEL, GUelder ROSE & SPINDLE (*CONTAIN MIXTURE 70% COMMON HAWTHORN AND BLACKTHORN PLUS 4 OTHER NATIVE SPECIES). TO BE PLANTED IN DOUBLE STAGGERED ROW. 450MM BETWEEN PLANTS]

HARD LANDSCAPING



BLOCK PAVING



MACADAM



PAVING SLABS



BIN LOCATION

BOUNDARY TREATMENT



1.8m CLOSE BOARDED FENCE



LIVESTOCK FENCE



BRICK WALL (GENERALLY 1.5m)



STONE WALL

MISCELLANEOUS



1m SERVICE STRIP



VISIBILITY SPY (MEASURED 2.4m BACK FROM ROAD AND 4.3m ALONG ROAD)

SITE PLAN - PROPOSED

PROJECT
FROGMORE ROAD

CLIENT
RS DEVELOPMENTS

DATE
Issue Date

SCALE

As indicated @

A2

DATE
06/07/21

DESCRIPTION
BOUNDARY TREATMENT

16a Architecture Ltd.

The Studio, 14a Fore Street,

Topsham, EX3 0HF

01392 874106

info@16aArchitecture.com

www.16aArchitecture.com

STATUS
PLANNING

PROJECT NO.
20-021

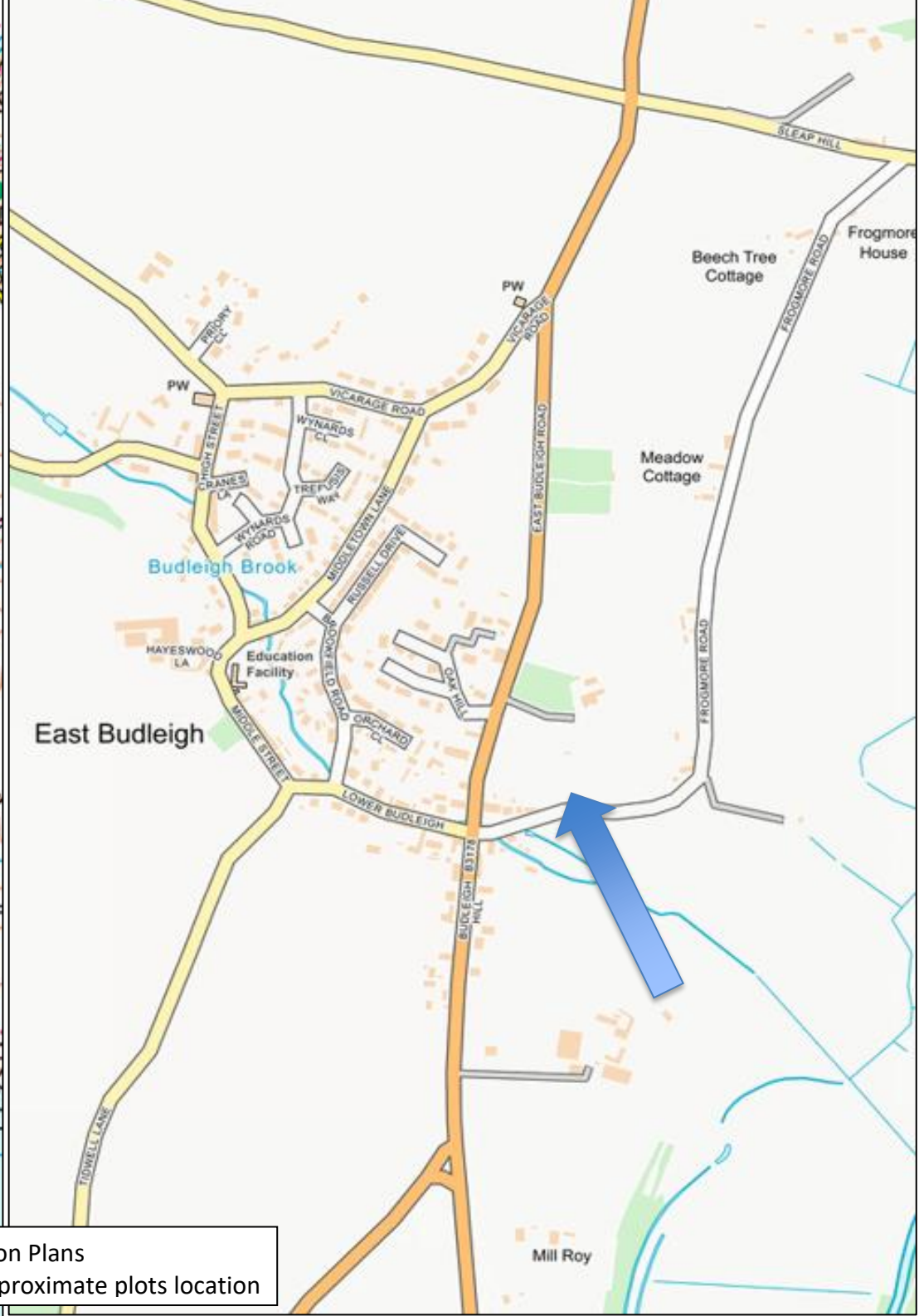
DRAWING NO.
1-0004

REVISION
B

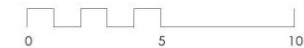
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Location Plan - Not to Scale
approximate plot boundaries in red



Location Plans
blue arrows denote approximate plots location



SCALE BAR: 1:100



GROUND FLOOR PLAN

1:100



SOUTH ELEVATION

1:100



WEST ELEVATION

1:100



FIRST FLOOR PLAN

1:100



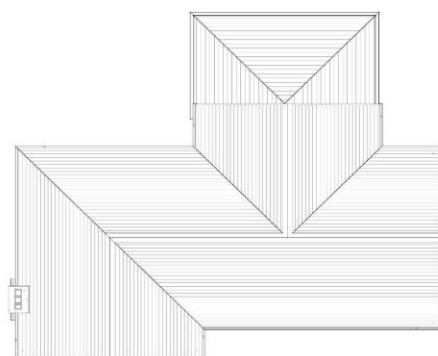
NORTH ELEVATION

1:100



EAST ELEVATION

1:100



ROOF PLAN

1:100



1) PLINTH: BRICK
2) WALL: RENDER
3) ROOF: SLATE

GIA:
GF: 94.2m²
FF: 94.2m²
TOTAL: 188.4

FIGURES INCLUDE STAIR VOIDS

PLOT 1

PROJECT
FROGMORE RD, EAST BUDLEIGH

CLIENT
RS DEVELOPMENTS

DATE
24/05/21

SCALE
1:100 @ A1

REV DATE DESCRIPTION

STATUS
PLANNING

PROJECT NO. DRAWING NO. REVISION

20-021 PL1

16A

The Studio, 100 Park Street,
Birmingham, B2 4BN

0121 674 1000
www.16studio.co.uk

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GROUND FLOOR PLAN

1 : 100



SOUTH ELEVATION

1 : 100



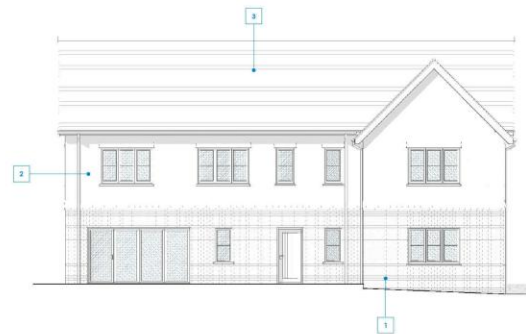
WEST ELEVATION

1 : 100



FIRST FLOOR PLAN

1 : 100



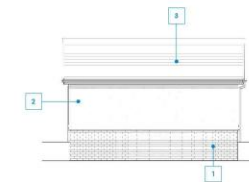
NORTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



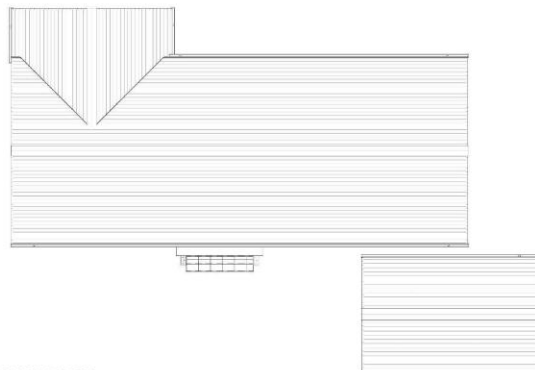
SOUTH (GARAGE)

1 : 100



NORTH (GARAGE)

1 : 100



ROOF PLAN

1 : 100



1) WALL: BRICK
2) WALL: RENDER
3) ROOF: SLATE

GIA:
GF: 94.7m²
FF: 96.8m²
TOTAL: 191.5

FIGURES INCLUDE STAIR VOIDS

PLOT 2

PROJ: FROGMORE RD, EAST BUDLEIGH
CLIENT: RS DEVELOPMENTS
DATE: 24/06/21
SCALE: 1 : 100 @ A1
REV: DATE DESCRIPTION
PROJ: 20-021 PL2
DRAWING: PLANNING
REVISION:

See Appendix A for

Site Details, Site Plan Sheet

Topograph, DSD 008

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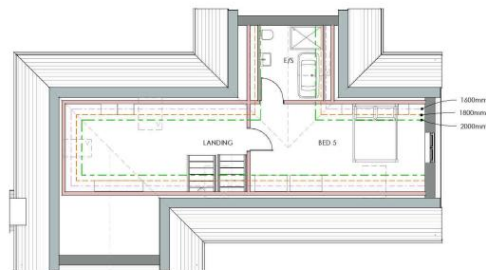
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GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



SECOND FLOOR PLAN
1:100



SOUTH ELEVATION
1:100



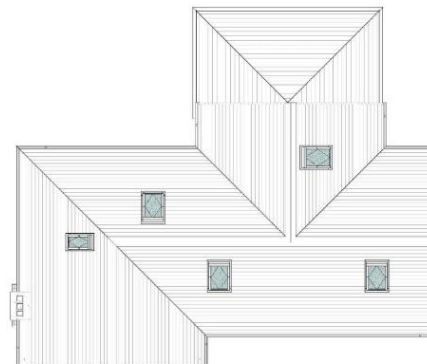
WEST ELEVATION
1:100



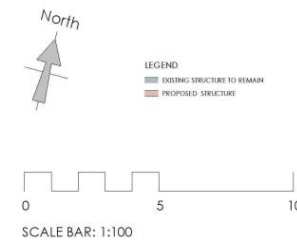
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



ROOF PLAN
1:100



PLOT 1 PROPOSED

PROJECT: FROGMORE RD, EAST BUDLEIGH

CLIENT: RS DEVELOPMENTS

DATE: 20/07/2021

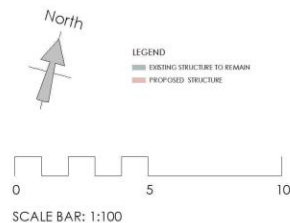
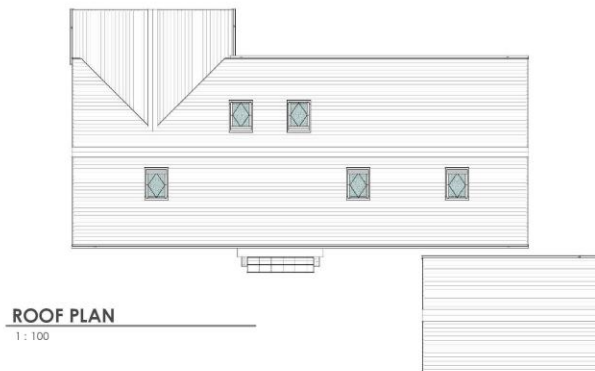
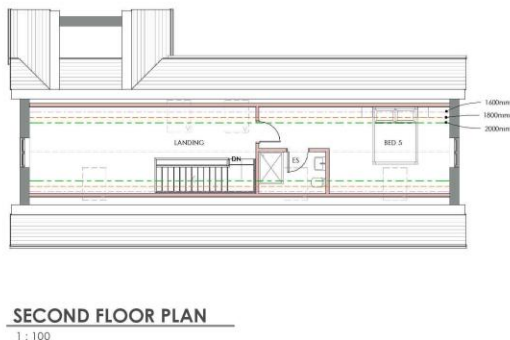
SCALE: 1:100 @ A1

REV: DATE: DESCRIPTION

PROJECT NO: 20-021

EXISTING: PL1-3

16A



LEGEND
 ■■■■ EXISTING STRUCTURE TO REMAIN
 ■■■■ PROPOSED STRUCTURE

PLOT 2 PROPOSED
 PROJECT: FROGMORE RD, EAST BUDLEIGH
 CLIENT: RS DEVELOPMENTS
 DATE: 20/07/2021
 SCALE: 1:100 @ A1
 REV: DATE DESCRIPTION
 PROJECT NO.: 20-021
 DRAWING NO.: PL2-3
 STATUS: PLANNING
 16A





Plot 2

Reserved

Plot 1

overhead view, approximate plot boundaries



view across plots to the south