

DEVELOPMENT SITE FOR 35 DWELLINGS

FENITON, EAST DEVON

- Resolution to grant detailed planning permission (23/0296/MFUL)
- Site extends to c. 1.48 ha / 3.66 acres
- Offers invited in excess of £1,200,000

THE SITE – EX14 3BS

This development opportunity comprises a former smallholding named Burlands Mead on the edge of popular village of Feniton in East Devon. East Devon District Council have resolved by planning committee to grant detailed planning permission for the development of 35 new dwellings and associated landscaping and infrastructure, subject to completion of a S106 legal agreement.

The proposed 35 new dwellings comprise of a range of 2, 3 and 4 bedroom dwellings, with 8 being apartments and 27 houses – with the total floor area for the development extending to 2978sqm (32,055sqft), A schedule of the proposed dwellings is shown overleaf. The draft S106 agreement contains various provisions, including a requirement for at least 51% of the new dwellings to be affordable.

FENITON

The village of Feniton is situated in a highly accessible location, close to the A30 and just 11 miles east of Exeter, 4 miles west of Honiton, and 3 miles north of Ottery St Mary. The village also offers excellent public transport links including a rail station with direct train services to Exeter Central and Waterloo. Other amenities include a convenience store, CofE primary school (Ofsted rated Good), a parish church, sports and social club, private dental practice, hairdresser and pizza takeaway.

The nearby market town of Honiton has a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries. Exeter is also easily accessible by road and rail, offering many shops, restaurants and cultural venues as you might expect from a cathedral and university city. Exeter International Airport is c. 10 miles away and the M5 (J. 29) is just 12 miles. The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton.

PLANNING

East Devon District Council have resolved to grant detailed planning application ref. 23/0296/MFUL for the “Construction of development comprising 35 dwellings and associated landscaping and infrastructure” at a planning committee meeting on 25/02/25, subject to completion of a S106 legal agreement which is currently in progress.

CIL & S106

The proposed development will be CIL liable, with the 2025 indexed rate of CIL in East Devon being £176.13 per square metre.

The draft S106 agreement, sets out the following main elements (further information is available from the Agents):

- Open Space – 225sqm of amenity open space – met by 40% of site retention for green public space
- Affordable Housing Schedule - to secure 51% on site affordable dwellings (equates to 18 units) with the tenure mix to accord with policy.
- Habitats Contribution Schedule - to mitigate the impact on the Pebblebed Heath SAC with suggested contribution of £196.81 per dwelling (£6,888.35 total)
- Securing 10% off site BNG and suitable translocation of reptiles.

Copies of the planning documents, plans, technical information and other associated documents are available as part of a comprehensive technical pack which can be emailed upon request.

UTILITIES

Plans showing the location of all mains utility services are available as part of the planning and technical information pack. Interested parties are however advised to contact the relevant utility providers prior to making any offer to enquire in regard to suitable connection points and capacity to serve the planned development.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

What3Words Location - [///warthog.clearcut.tuck](https://www.what3words.com/?w3w=///warthog.clearcut.tuck)

METHOD OF SALE

The freehold site is being offered for sale by private treaty with offers invited in excess of £1,200,000. Offers are invited to be subject to contract and conditional upon the grant of detailed planning permission reference 23/0296/MFUL. Parties proposing bids are recommended to calculate their offers assuming that the final S106 document will include those elements as set out above, with suitable adjustment being made should additional terms be added or currently proposed contributions removed prior to purchase.

CONTACT

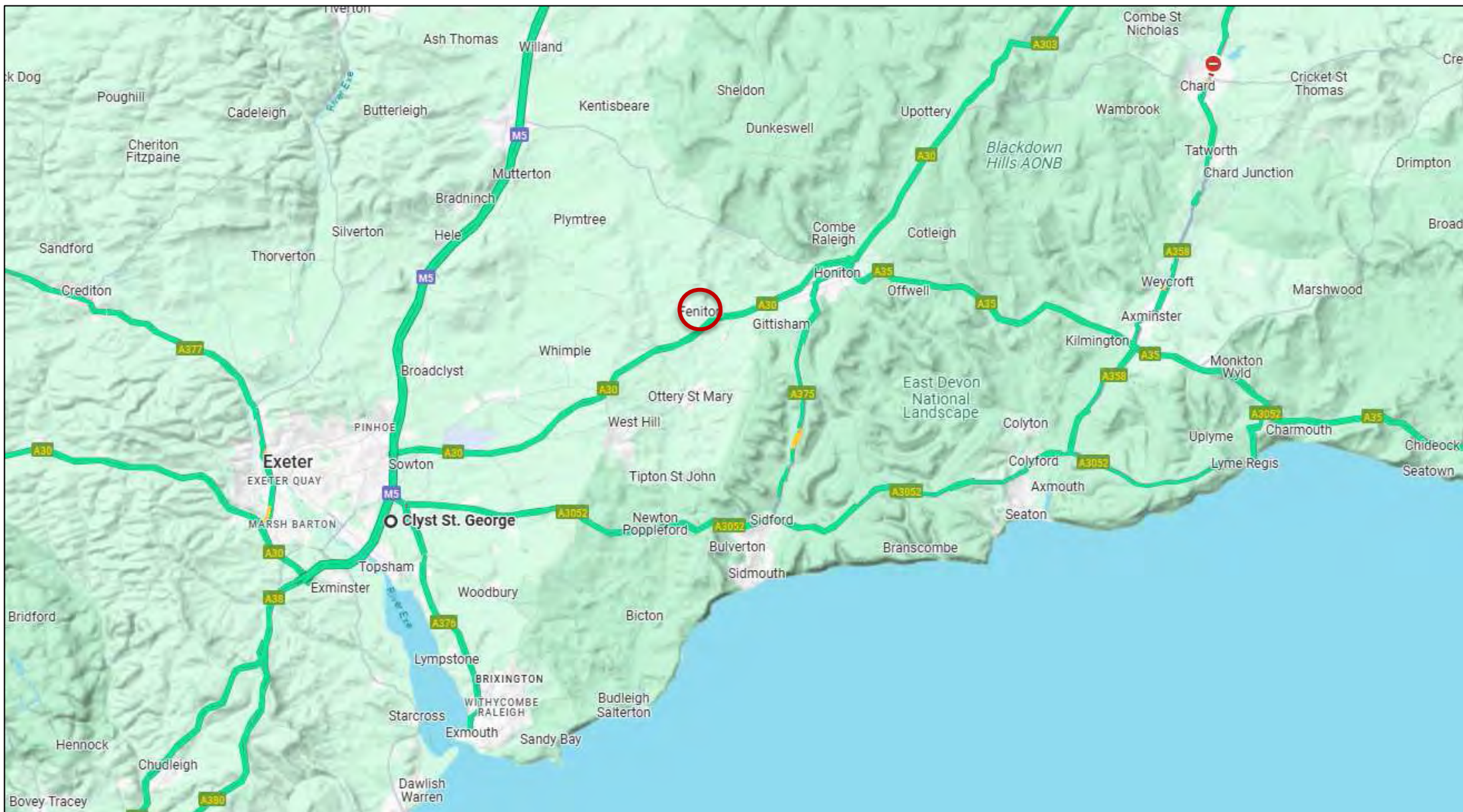


Newcourt Barton,
Clyst Road
Topsham, Exeter, EX3 0DB
Tel. 01392 879300
Email: alex@klp.land

REF:1036/R1/AM

House type	No. of beds	Tenure	No of stories	Total floor area (m ²)	No of units	Total area (m ²)	Total area (ft ²)
A	2B 4P	Affordable	2	81	2	162	1743
B	3B 4P	Open market	2	85	7	595	6404
B	3B 4P	Affordable	2	85	3	255	2745
C	3B 4P	Open market	2	87.24	1	87.24	939
D	3B 4P	Affordable	2	84	4	336	3616
E	4B 6P	Open market	2	116	5	580	6243
F	3B 4P	Affordable	2	86	1	86	925
F	3B 4P	Open market	2	86	3	258	2777
G	4B 6P	Open market	2	127	1	127	1367
Apartments	1B 2P	Affordable	1	56	4	224	2410
Apartments	2B 3P	Affordable	1	67	4	268	2885
TOTAL					35	2978	32055

Location map showing approximate site location circled in red



KEY

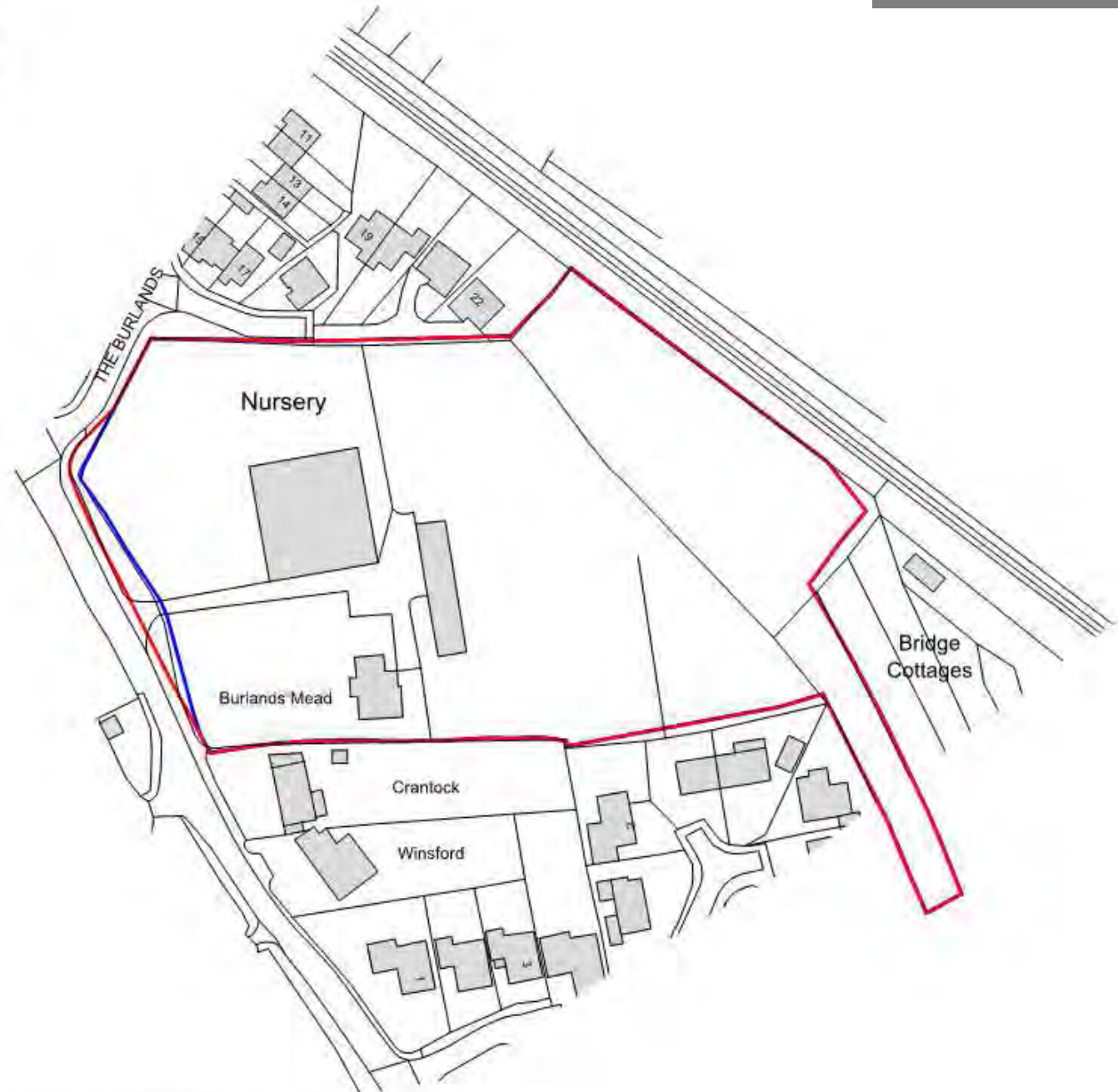
Location 50.784209, -3.282346

Ownership Boundary

Site / Development Boundary

Site Area 3.66ac (14808sqm)

Site Location Plan with the approved site outlined in red



Aerial image showing
approximate site outlined







CGI images showing the proposed development

