

# SINGLE BUILDING PLOT FOR NEW DETACHED HOUSE

## SIDMOUTH, EAST DEVON

- Detailed planning approval (22/2321/FUL)
- Proposed new 4 bedroom house (or 3 bed plus office)
- G.I.A extends to c. 151sqm / 1622sqft
- Guide Price £325,000

*Aerial photo showing the plot outlined*

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE PLOT – EX10 8TX

This single building plot which is located in the cul-de-sac Lennox Avenue, is set in a convenient location close to the heart of Sidmouth and within easy walking distance of the shops, amenities and seafront. The plot benefits from a grant of detailed planning approval (ref. 22/2321/FUL) for the construction of a new detached house. The proposed property is shown on the approved plans with a gross internal floor area of c. 151sqm (1622sqft) and with accommodation on the ground floor to include an entrance hallway, lounge, WC, open plan kitchen / dining area with doors opening onto the rear garden, and utility/side lobby with access to rear garden. On the first floor three bedrooms (master en-suite) are proposed along with an office (or bedroom 4) and a further family bathroom.

Outside, an attached garage of a further c. 15.9sqm (171sqft) is proposed, along with off road parking for a further two cars. There are gardens shown to the front, side and rear of the new dwelling. The plot extends to c. 0.1 acres / 0.04 ha.

## SIDMOUTH

The town of Sidmouth, positioned on the picturesque East Devon Jurassic coastline between Exeter and to Lyme Regis is a highly desirable location enjoying a range of independent shops and facilities. These include a cinema and a theatre, swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is located within the East Devon Area of Outstanding Natural Beauty and offers easy access to the Cathedral City of Exeter and M5 motorway (c. 11 miles), and the nearby coastal resorts of Budleigh Salterton, Branscombe and Beer.

## PLANNING & CIL

Detailed planning permission (ref. 22/2321/FUL) was approved by East Devon District Council on the 8<sup>th</sup> February 2023 for the erection of a new two storey dwelling house and garage. The development will be CIL liable (in the sum of £36,033.03) – although self-builders may be able to apply for exemption from this charge and are invited to contact East Devon Council to discuss further. Copies of the planning decision, proposed plans and associated documents are available on request.

## UTILITIES

The Agents are advised that mains electricity, gas and water supplies are located within Lennox Avenue for connection, and that foul drainage is to be connected into an existing combined sewer at the rear of the plot. Surface water is proposed to go into a soakaway / rainwater harvesting tank to be installed on site. Interested parties are advised to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300.

A What3Words location of the plot is: ///town.mash.cafe

## METHOD OF SALE

The freehold plot is being offered for sale from a Guide Price of £325,000.

## CONTACT



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**REF: 1040/AM**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



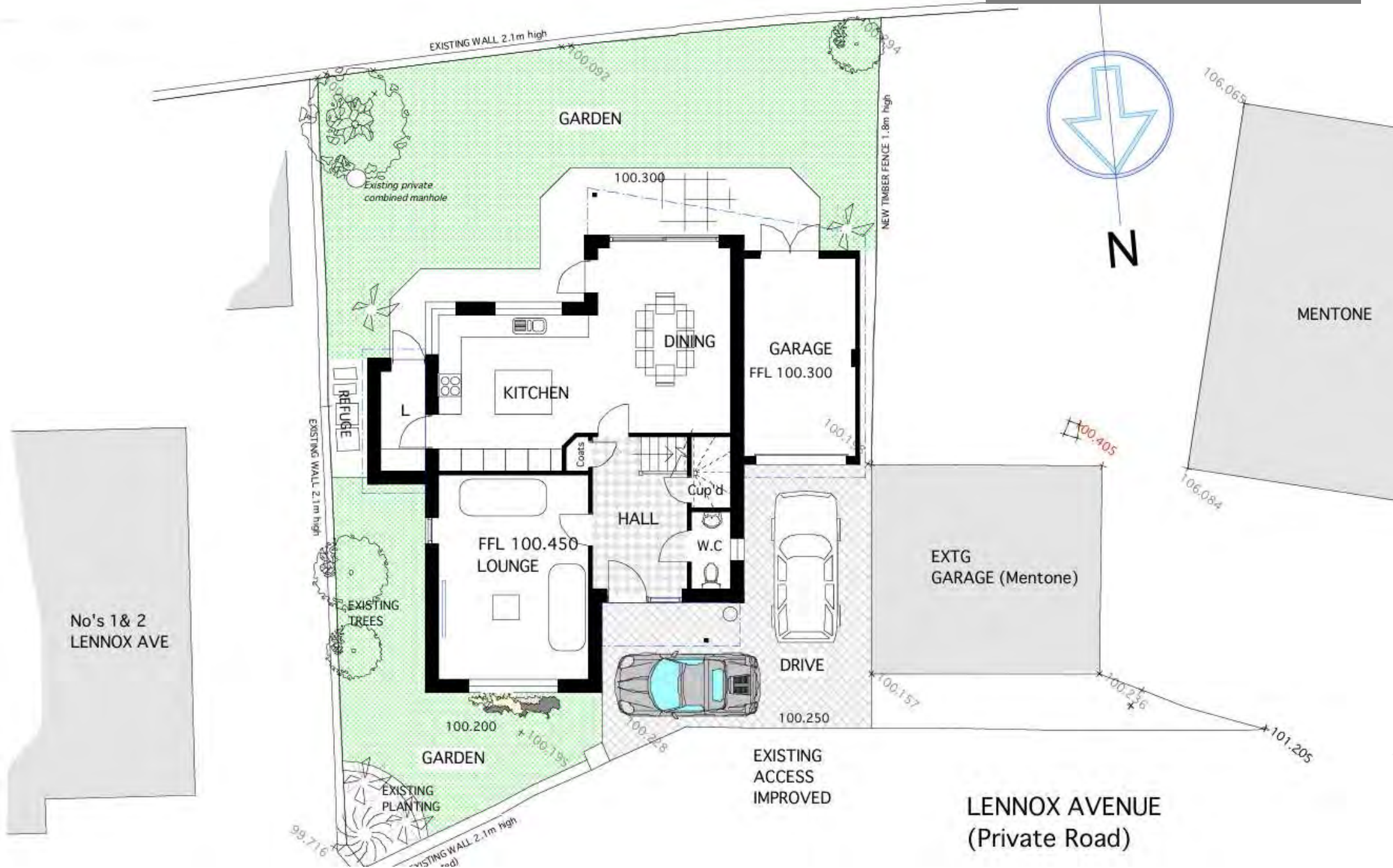
Photo from the rear boundary  
looking across the plot







Proposed ground floor plan – not to scale



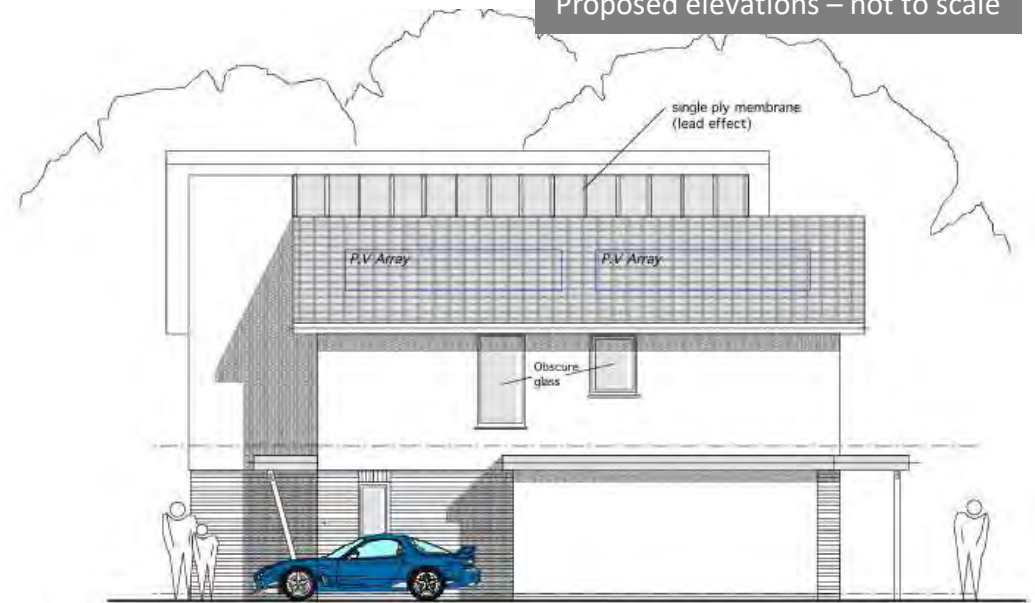




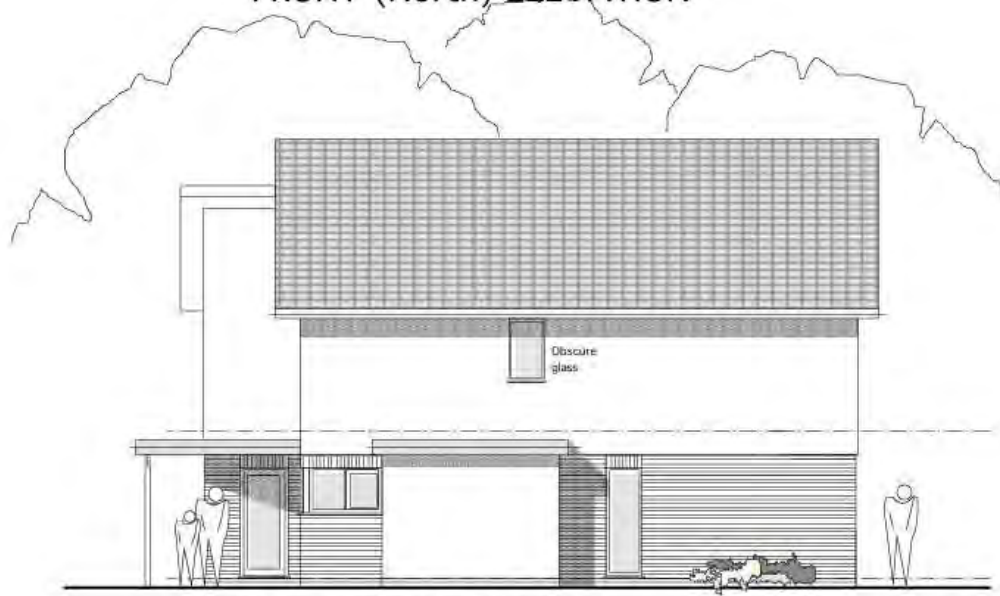
Proposed elevations – not to scale



FRONT (North) ELEVATION



SIDE (West) ELEVATION



SIDE (East) ELEVATION



REAR (South) ELEVATION





Photos (from top left clockwise) showing: Aerial view of the plot, View from Lennox Avenue of existing plot entrance, View from the western side of the site facing east over the plot.



View over Sidmouth seafront

