

SINGLE BUILDING PLOT

MARLES CLOSE, AWLISCOMBE, EX14 3GA



Detailed Planning Permission (Ref.24/0556/FUL)

Southwest facing rear garden

Offers in the Region of £175,000

View of the plot from Marles Close

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – EX14 3GA

An opportunity to acquire a building plot in the East Devon village of Awliscombe just to the northwest of Honiton. The plot benefits from full detailed planning permission (Ref.24/0556/FUL), for a detached dormer style, two-storey, three bedroom dwelling with a detached single garage and driveway on a good sized plot with a southwest facing rear garden looking out over open countryside.

The proposed detached dwelling has a gross internal floor area of approximately 130.68 sqm (1,407 sqft) and there is a detached single garage and driveway to the side of the dwelling. The plot sits above the level of the road, has a gentle slope down from north to south and extends to approximately 600sqm (0.15 acres).

Included within the sale is the additional area of land on the other side of Marles Close, as indicated by the blue highlighted area on the Location Plan.

AWLISCOMBE

The village has a 15th century Parish Church, Primary School, pre-school, Parish Hall and a bus service. It straddles the A373 on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty. The market town of Honiton lies approx. 2 miles to the southeast and has a range of shops, banks, schools, sports centre/swimming pool and hospital. The M5 is some 8 miles to the north at Cullompton. Exeter, the County Town, is some 15 miles to the west with its international airport and easy access can be obtained via the A30 dual carriageway. Honiton also has a main line rail link to London (Waterloo).

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

METHOD OF SALE

Offers are invited in the region of £175,000 for this freehold plot.

SERVICES

We understand that mains water, electricity and fibre connections are available nearby and drainage runs along the frontage of the plot, however, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

PLANNING

Full detailed planning permission was granted via appeal on 6th May 2025 (Ref. APP/U1105/W/24/3353376) following refusal of planning application Ref.24/0556/FUL by East Devon District Council.

PLEASE NOTE:

Community Infrastructure Levy (CIL) is liable on this development, although there are exemptions to this charge for example for self-builders - see following web-link:

[self build exemption \(for a whole house\)](#)

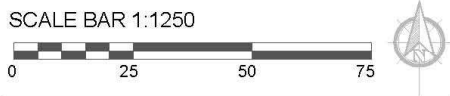
Copies of the plans and planning permission are available.

CONTACT – REF: 1060/PT/R1



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

Location Plan (not to scale)



Reed Holland
Somerset House
Middle Street
Taunton
Somerset
TA1 1SH
01823 336479
www.reed-holland.co.uk



Project
Proposed dwelling on land at Marles Close,
Awliscombe, Honiton, Devon, EX14 3GA

Drawing title
Location Plan

Date Mar-24

Drg. no 23-66-01

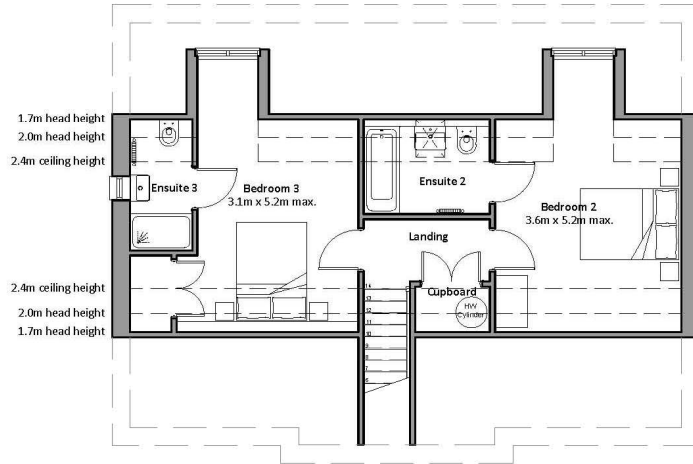
© This drawing is copyright of Reed Holland Associates Ltd. and must not be copied or reproduced in any form without permission

Approved Site Layout Plan (not to scale)

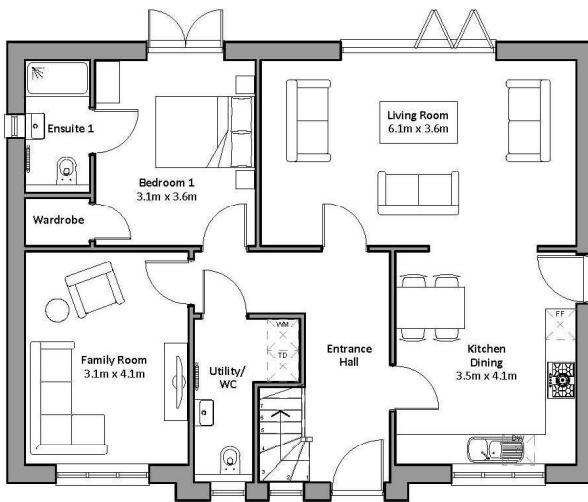
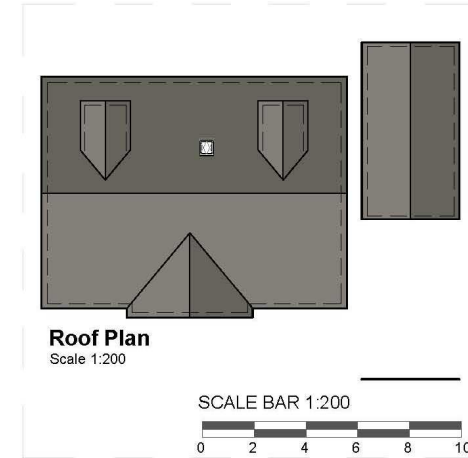
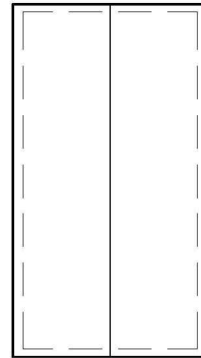


Floor Plans (not to scale)

Obscure Glazing on South Elevation Ensuites (Planning Condition No.6)

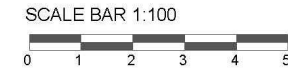
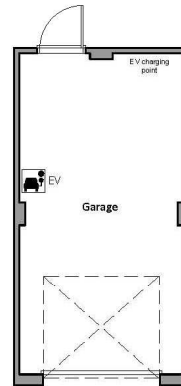


First Floor Plan



Ground Floor Plan

Ground Floor Area GIA 84.77m² (912.45sq.ft)
First Floor GIA 45.91m² (494.17sq.ft)
Total GIA: 130.68m² (1,406.62sq.ft)



Reed Holland
Somerset House
Middle Street
Taunton
Somerset
TA1 1SH
01823 336479
www.reed-holland.co.uk

Reed Holland
Architects & Designers

Project

Proposed dwelling on land at Marles Close,
Awliscombe, Honiton, Devon, EX14 3GA

Drawing title

Floor Plans
As Proposed

Date Mar-24

Drg. no

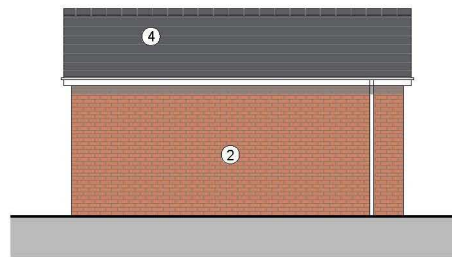
23-66-04

Elevation Plans (not to scale)

Obscure Glazing on South Elevation (Planning Condition No.6)



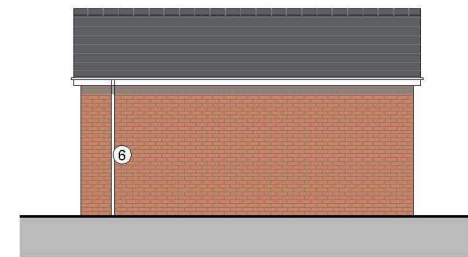
East Elevation



North Elevation



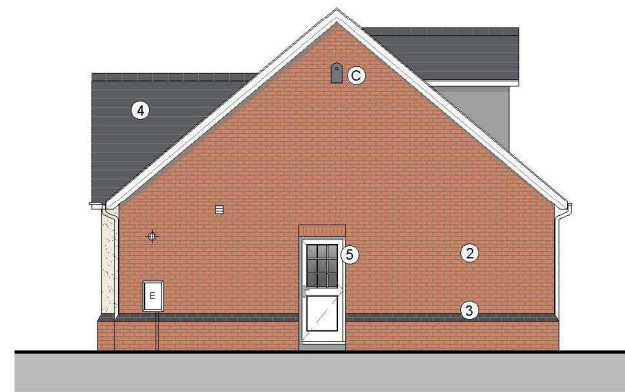
West Elevation



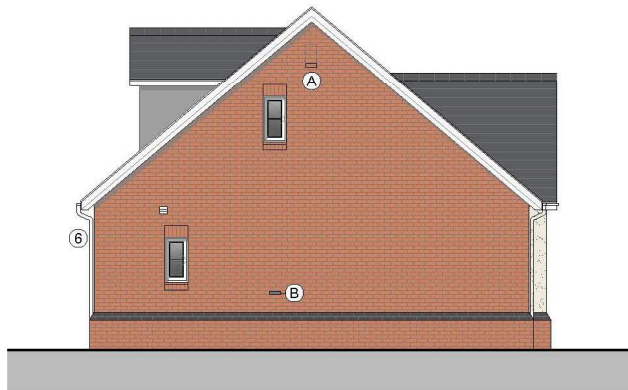
South Elevation



East Elevation



North Elevation



South Elevation



West Elevation

Materials

1. Render to front elevation - cream/ light colour.
2. Brickwork to all elevations - orange/ red multi.
3. Brick plinth to all elevations - smooth blue.
4. Concrete tile roof - flat profile, smooth grey colour.
5. PVCu doors and windows - white finish.
6. PVCu rainwater goods - white finish.

Biodiversity Enhancement

- A. Bat box
- B. Bee brick
- C. Bird nest box

SCALE BAR 1:100



Reed Holland
Somerset House
Middle Street
Taunton
Somerset
TA1 1SH

01823 336479
www.reed-holland.co.uk

**Reed
Holland**
Architects & Designers

Project

Proposed dwelling on land at Marles Close,
Awliscombe, Honiton, Devon, EX14 3GA

Drawing title

Elevations
As Proposed

Date Mar-24

Drg. no

23-66-05



PLOT

Aerial view of the Plot



View from the plot looking south west at the rear boundary



PLOT

Aerial view of the plot from the rear