

SINGLE BUILDING PLOT FOR DETACHED HOUSE EXWICK, EXETER

- Detailed planning approval (ref. 25/0843/FUL)
- Panoramic countryside views
- Proposed 4 bedroom detached contemporary house
- Guide Price £225,000

Aerial view of the land with approximate boundary outlined in white

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – ‘HAVEN ORCHARD’ - EX4 2AP

This single building plot which extends to c. 0.14 acres is situated on the north side of Exwick Lane close to its junction with Redhills. The plot is currently occupied by one existing residential dwelling and one static caravan, and benefits from a vehicular entrance at both the eastern and western end of the plot.

Detailed planning approval ref. 25/0843/FUL, has been granted for the removal of the existing property and caravan, and their replacement with a new two storey contemporary home. This new property is proposed to be constructed with a larger lower floor area than the upper area to allow for the creation of a first floor roof terrace. The layout looks to take advantage of the extensive countryside views to the north. The floor layout proposes a total of four bedrooms and a gross internal floor area (as per the CIL form) stated to be c. 181sqm (c. 1948sqft).

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and a highly rated University. With a population of about 130,000, Exeter combines modern facilities with a sense of the past. Cafés, restaurants, pubs, and modern shops mix with historic buildings. This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country. Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

UTILITY SERVICES

The Agents are advised that there is an existing mains electricity and water supply at the plot supplying the current buildings along with a septic tank. Interested parties are advised to contact the relevant service providers prior

to making any offer to check the availability and capacity of required mains services in the area.

PLANNING, S106 & CIL

Detailed planning application reference 25/0843/FUL was approved on 25th November 2025 for the “Construction of a part single storey/part two storey house to replace existing house and mobile home”. The application has been approved with no related S106 agreement, although the proposed development will be CIL liable.

Copies of the planning approval notice along with related planning documents are available as part of a planning and technical pack which can be attained upon request from KLP.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £225,000. The Agents are also advised that there will not be VAT applicable to the sale price.

VIEWING

Strictly by appointment only – please contact KLP to arrange a viewing.

CONTACT



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300
DD: 01392 925128

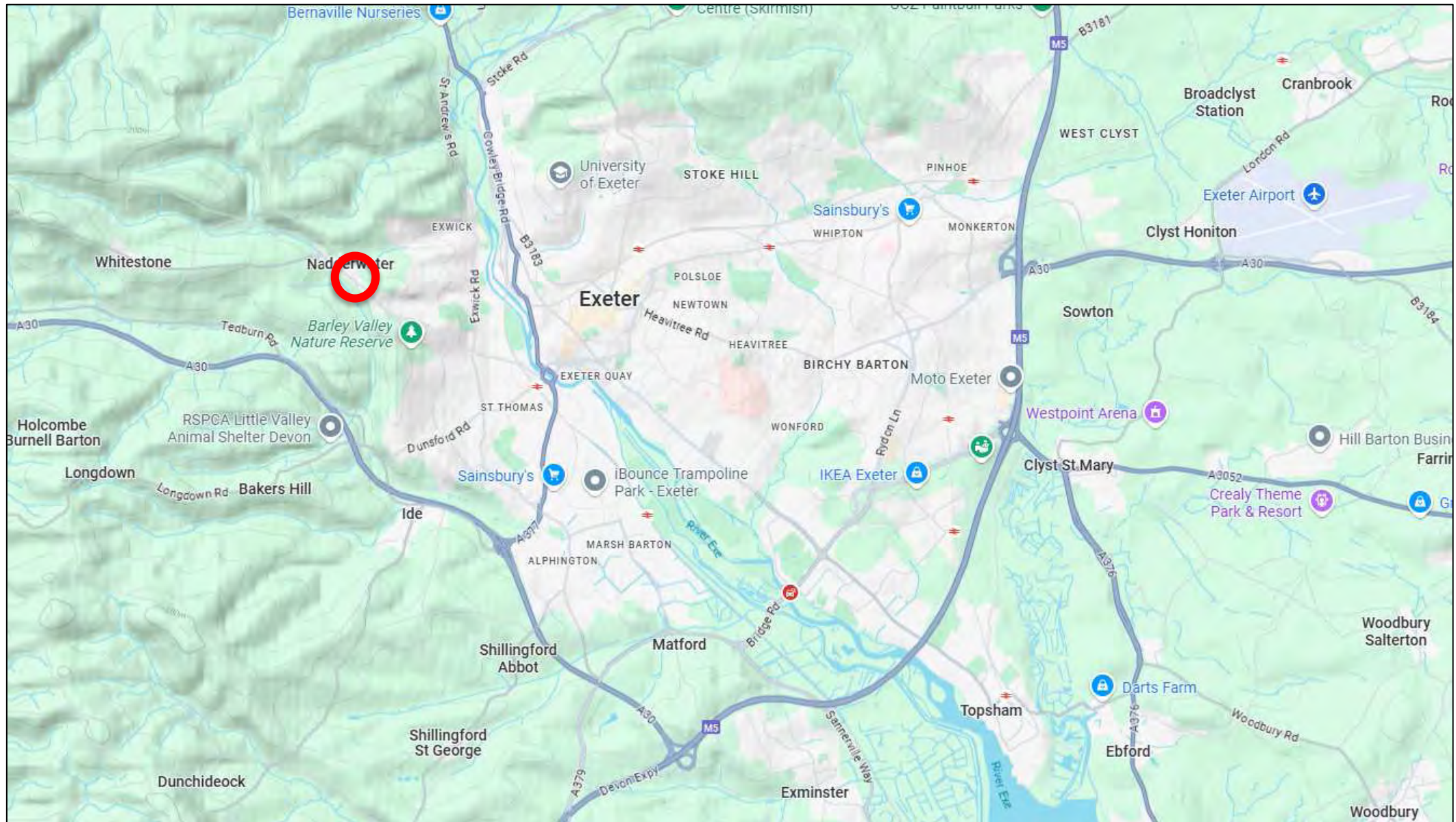
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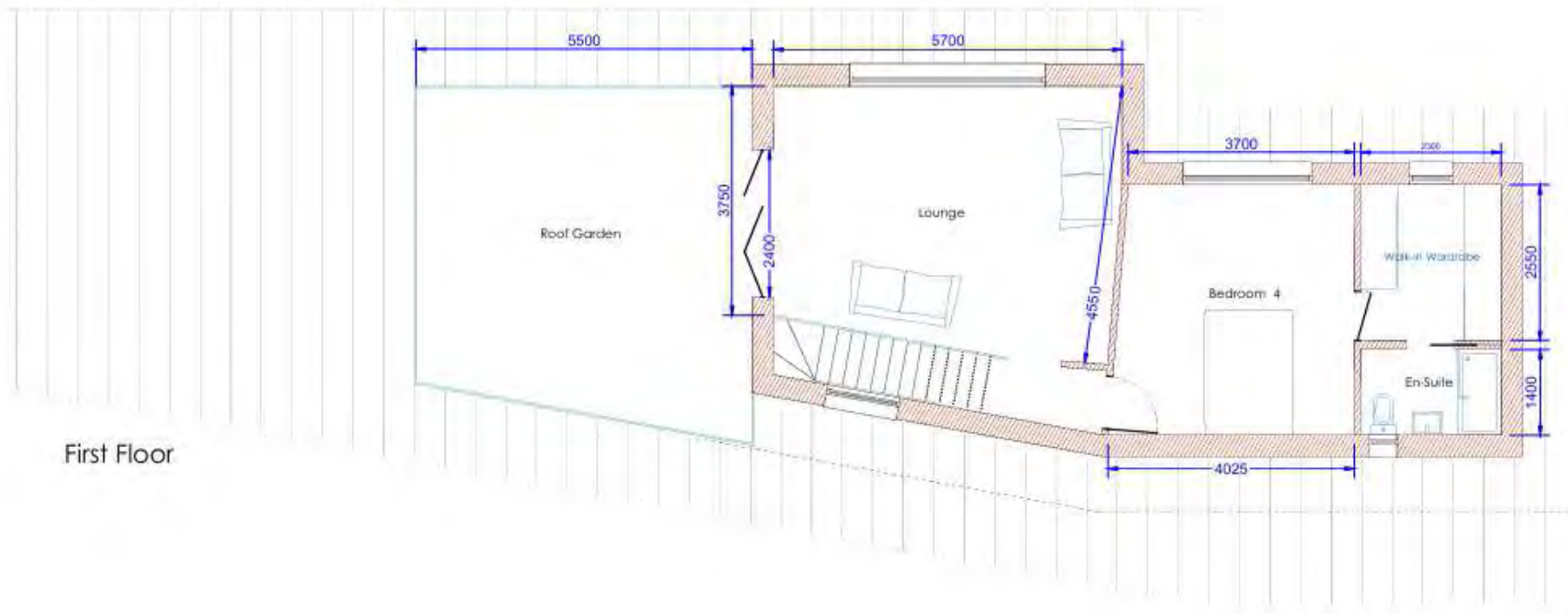
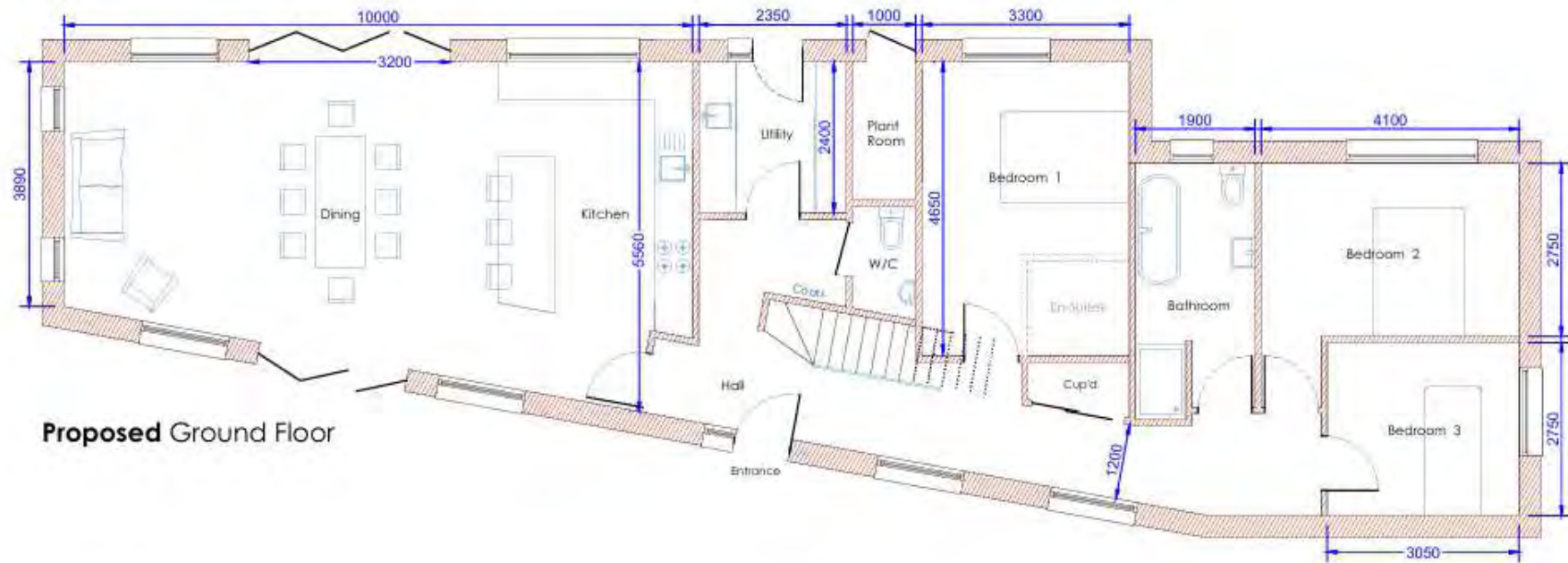
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Aerial view over part of the plot
showing existing buildings and views



Location Plan showing the approximate plot location circled in red





Proposed elevations – not to scale





Photo showing views from the plot