

# SINGLE BUILDING PLOT FOR NEW DETACHED HOUSE

## SIDMOUTH, EAST DEVON

- Detailed planning approval (23/2134/FUL)
- Proposed spacious 3 bedroom dormer style dwelling
- G.I.A extends to c. 191sqm / 2063sqft
- Guide Price £220,000

*Aerial photo showing the plot location outlined*



## THE PLOT – EX10 9XF

This single building plot is set to the north of Woolbrook Mead, on the north-western edge of Sidmouth and close to the Waitrose supermarket. Detailed planning approval has been granted for the construction of a new detached three bedroom dormer style property, with a proposed floor area of c. 191sqm (2063sqft). The proposed accommodation of the new dwelling is shown to include on the ground floor an entrance hallway, ensuite bedroom, utility room, W.C. and open plan kitchen / living / dining area with doors opening onto the rear garden. On the upper floor two large bedrooms are proposed, both en-suite and with built in wardrobes.

Outside, off road parking is shown at the front of the property which will be accessed off Core Hill Road, and to the rear an attractive and established westerly facing rear garden area. The plot extends to c. 0.126 acres / 0.05 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. The plot itself is situated within walking distance of Waitrose, along with the GP surgery and bus stop. There is also a Primary School on Woolbrook Road, along with a Lidl, newsagents, DIY store and pub/restaurant.

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), along with the nearby coastal resorts of Budleigh Salterton, Branscombe and Beer.

## PLANNING & CIL

Detailed planning permission (ref. 23/2134/FUL) was approved by East Devon District Council on the 5<sup>th</sup> February 2024 for the construction of 1 new dwelling and associated works. The development will be CIL liable with a chargeable sum of £44,919.10 – 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 electronically on request as part of a planning and technical pack.

## UTILITIES

The Agents are advised that mains water and foul drainage are located in the road at the front of the plot, and electricity and BT services are also available close to the plot entrance. 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: [///tonic.ritual.bowls](#)

## METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £220,000.

## CONTACT



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**REF: 1101/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 showing an aerial view of the plot (outlined) facing west

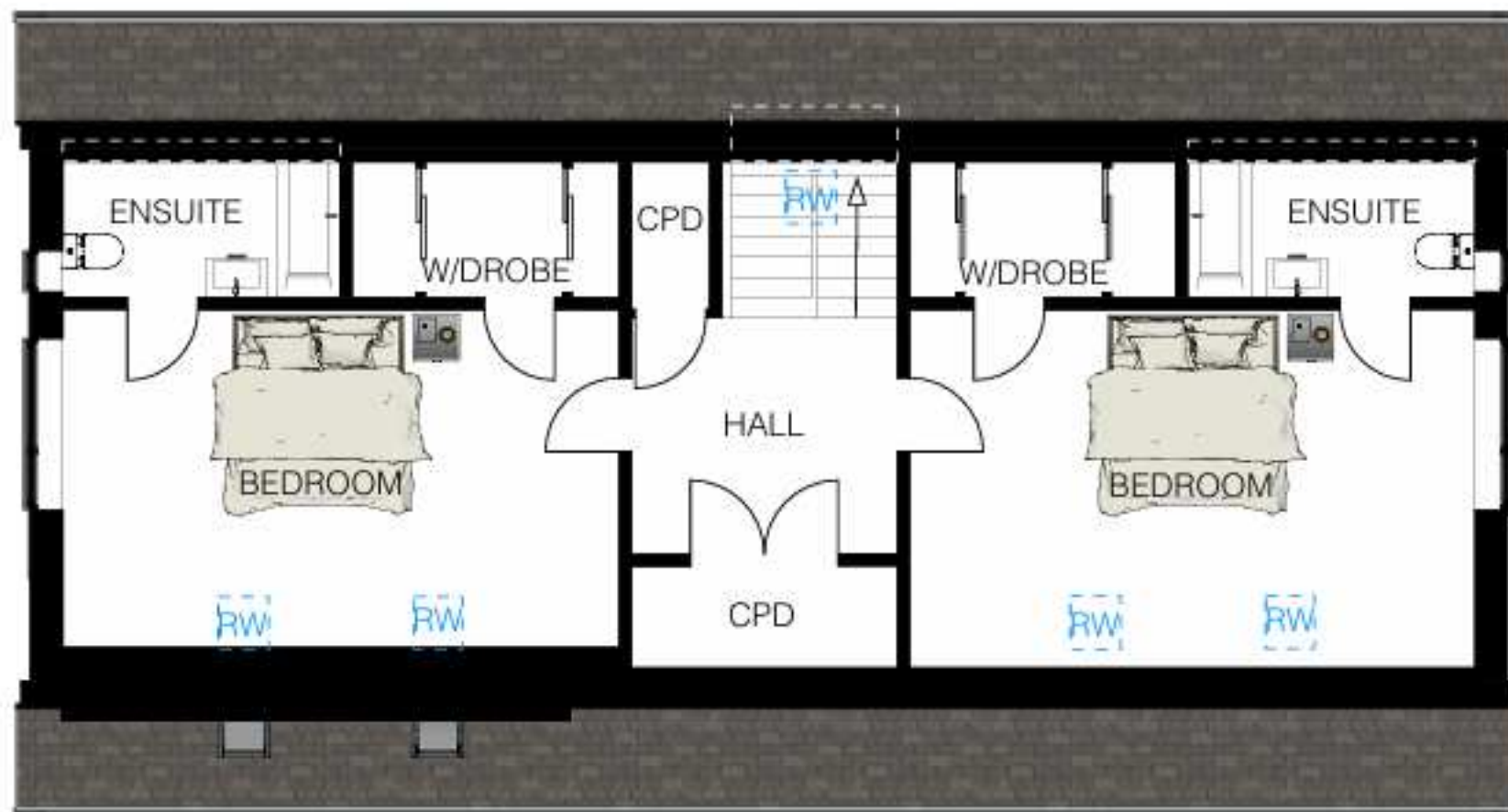




Location plan – (top left) showing plot outlined in red and proposed site plan shown bottom right - not to scale

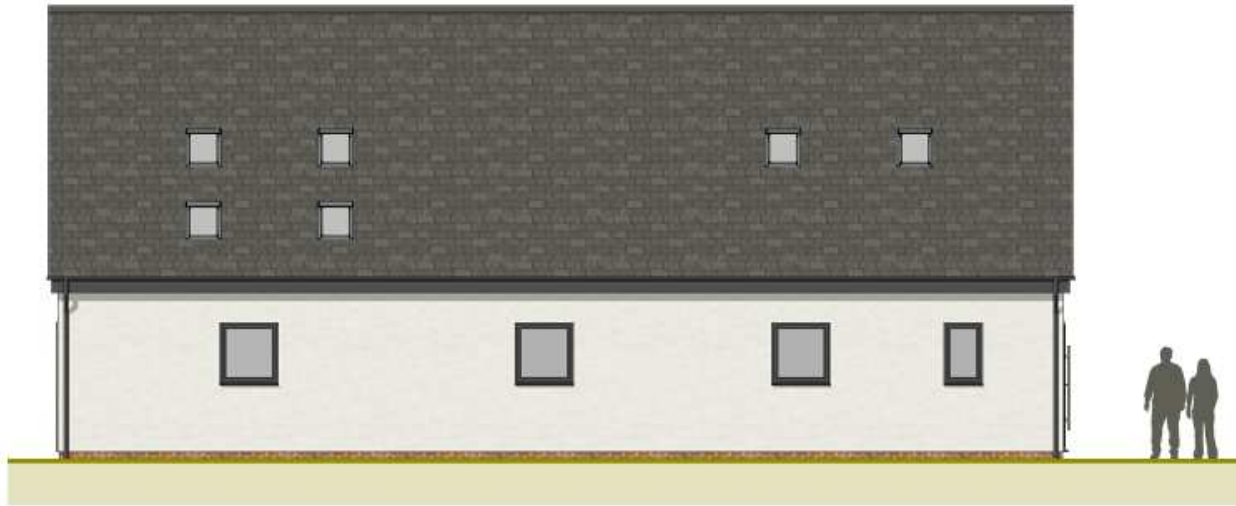




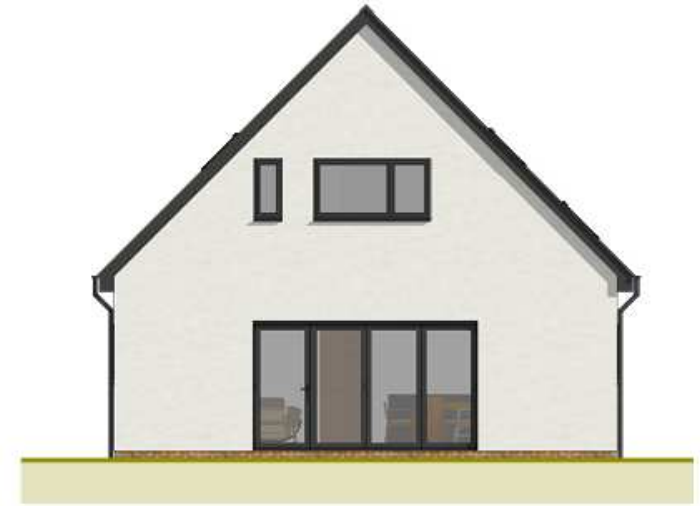


FIRST FLOOR PLAN.

Proposed elevations – not to scale



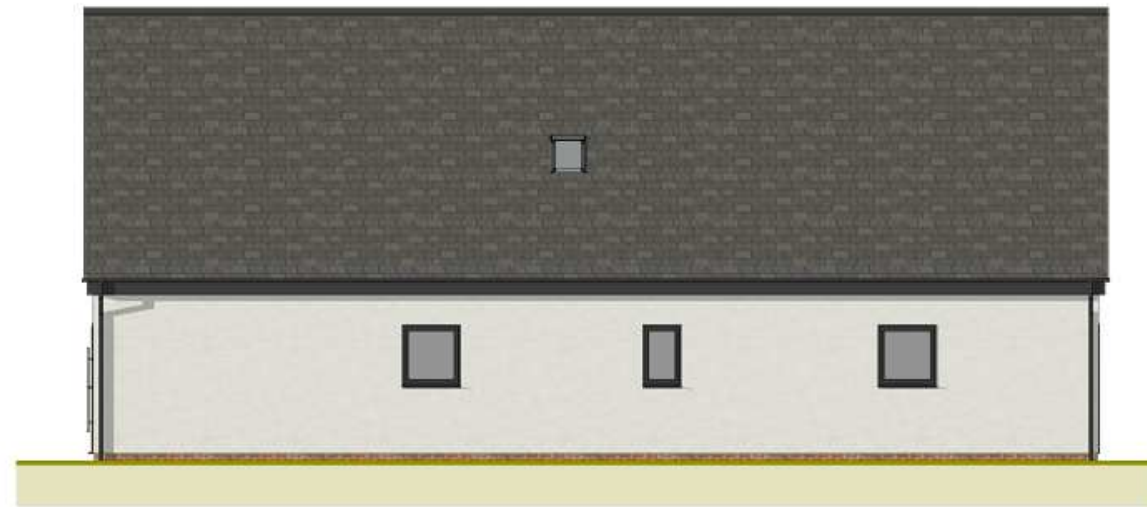
SOUTH ELEVATION.



WEST ELEVATION.

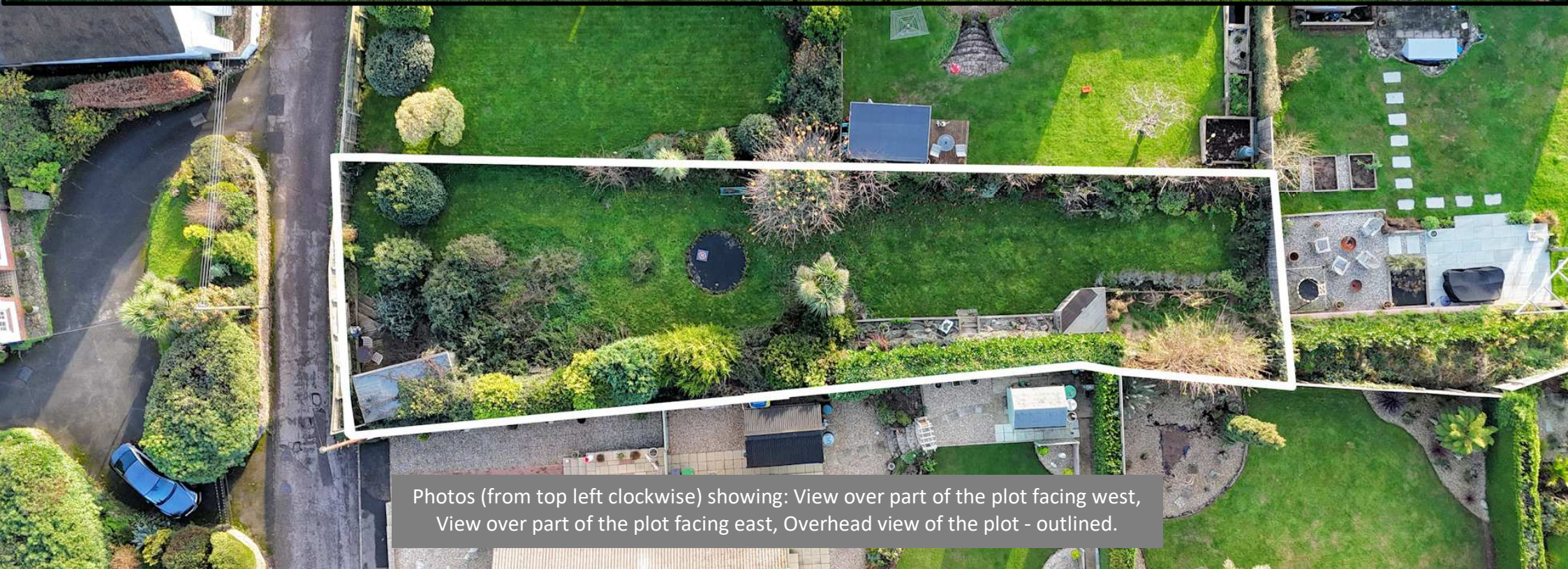


EAST ELEVATION



NORTH ELEVATION.





Photos (from top left clockwise) showing: View over part of the plot facing west, View over part of the plot facing east, Overhead view of the plot - outlined.



View over Sidmouth seafront

