

# BUILDING PLOT FOR A DETACHED DWELLING

## HOLLINGARTH WAY HEMYOCK DEVON EX15 3XB



- Approximately 0.04 hectares / 0.11 acres, level former vegetable garden
- Existing double garage to be demolished
- Outline Planning Permission 25/00610/OUT - 05 December 2025
- Offers Invited – Guide £125,000

view across plot

## THE PLOT - EX15 3XB

The land comprises a rectangular shaped parcel, formerly a vegetable garden extending to approximately 0.04 hectares/0.11 acres with an existing double garage which will require demolition, located close to the access and proposed parking area.

The planning permission is for a detached dwelling. The Planning Officers report advises that the plot could accommodate a modest single-storey or 1.5 storey dwelling with parking and turning provided at the northern end of the plot.

The plot is located on the northern fringe of Hemyock, a short walk to the village centre and available amenities.

## HEMYOCK

The picturesque village of Hemyock is set amid the beautiful rolling countryside of the Blackdown Hills on the Devon/Somerset border in a region recognised as "An Area of Outstanding Natural Beauty". The village is the largest in the Blackdown Hills and has a rich and varied history with a strong tradition of local farming.

It is positioned within easy reach of the M5, A30/A303, Exeter (30 miles), Tiverton (13 miles) and Taunton (11 miles). The plot location means that there are a number of facilities within a short walk from the plot including The Catherine Wheel public house, St Marys Church, post office, village hall, surgery and recreation ground. There are a range of recreation facilities within the village including a bowling club and sports pitches/courts. Hemyock Primary School is within the catchment for Uffculme Secondary School which has a record of exceptional academic achievement.

## PLANNING & TECHNICAL

Mid Devon District Council granted outline planning permission under ref: 25/00610/OUT dated 05 December 2025, for the erection of one dwelling following the removal of the existing double garage (all matters reserved except access), land and building at Hollingarth Way, Hemyock, EX15 3XB.

We have not undertaken any services enquiries and interested parties will need to make and rely on their own investigations. We understand however that electric and water are currently connected to the garage.

Mid Devon District Council is not as CIL charging authority.

A Planning & Technical information pack is available from KLP on request, supplied via a drop box link.

## METHOD OF SALE

For Sale by Private Treaty - Offers Invited - Guide £125,000

## VIEWING

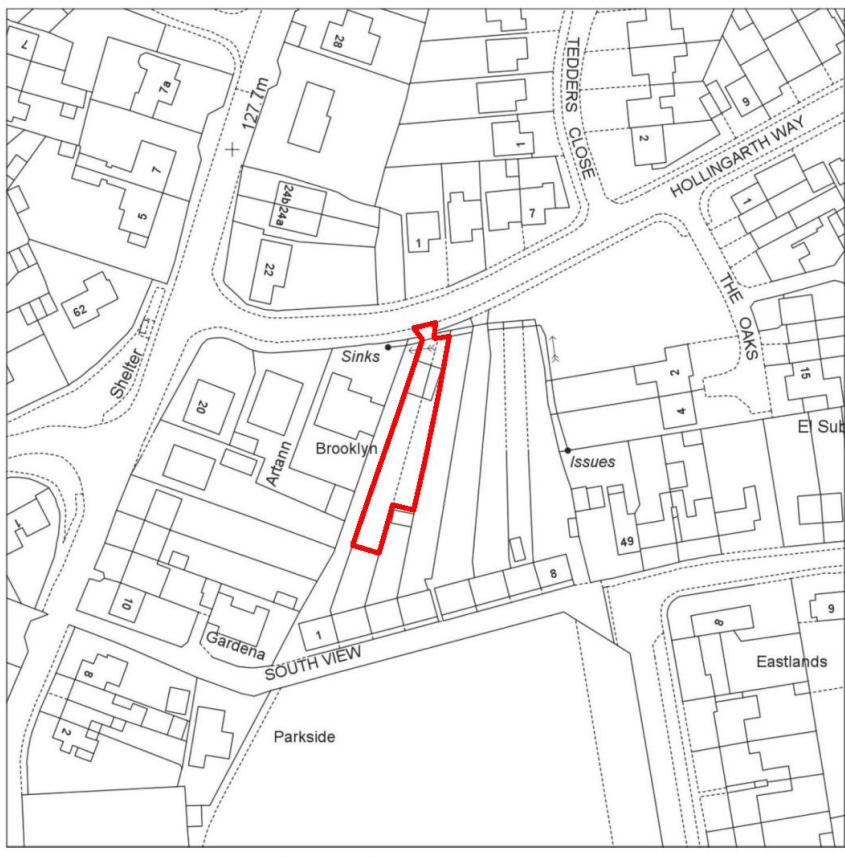
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Ref 1102/DH/R2



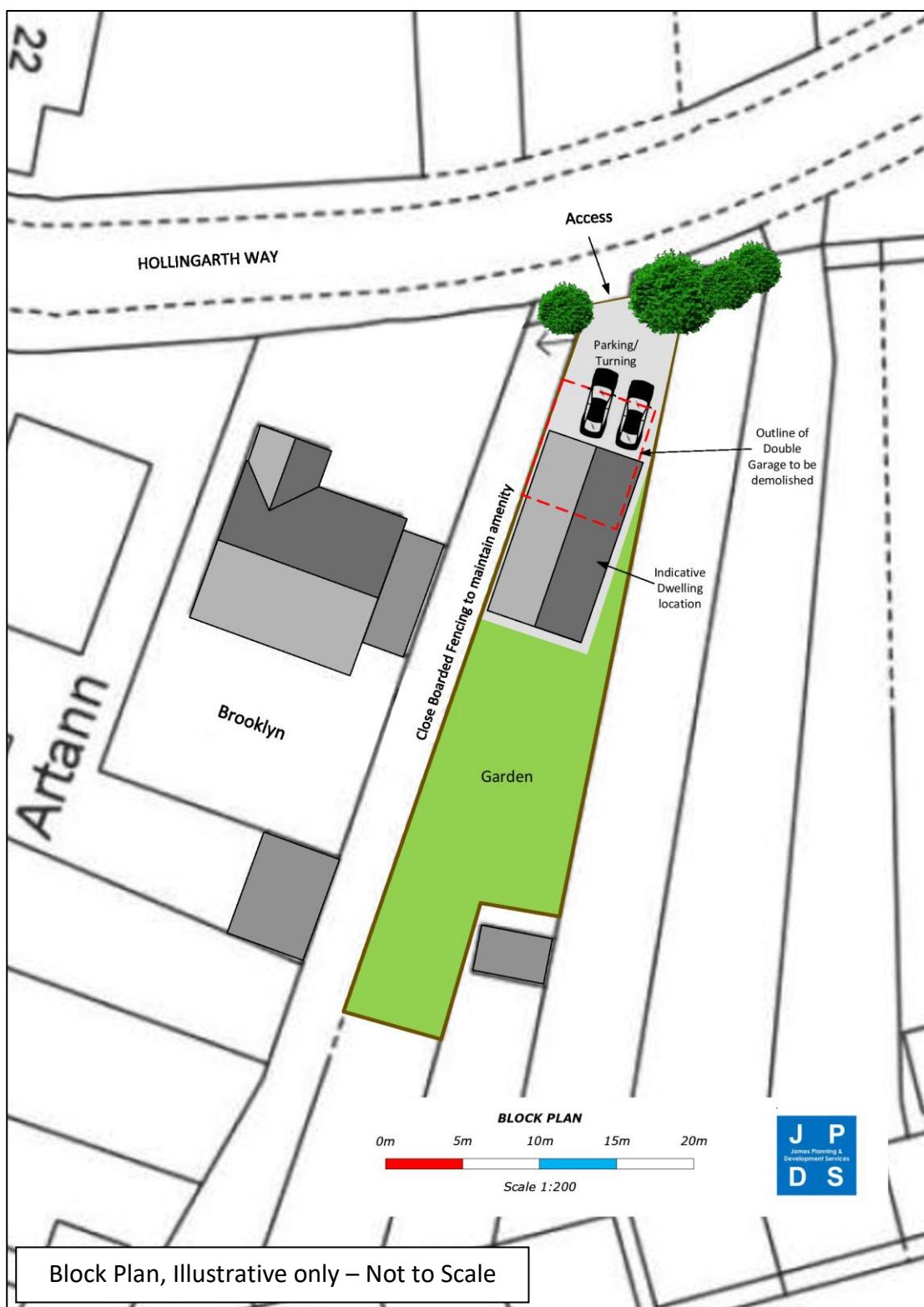
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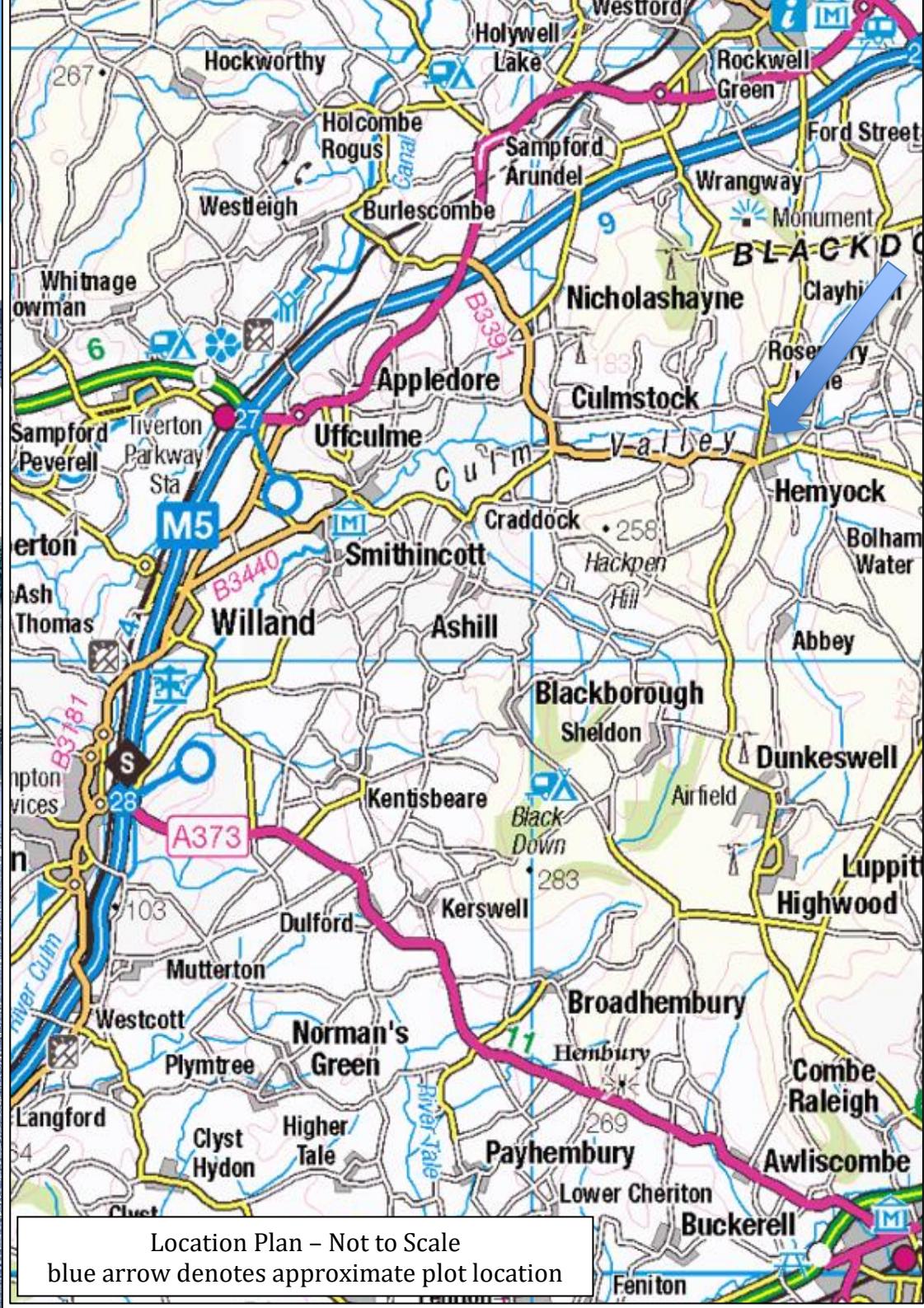
Location Plan – Not to Scale  
Red line denotes approximate boundary



Block Plan, Illustrative only – Not to Scale



view from access looking west



Location Plan – Not to Scale  
blue arrow denotes approximate plot location



existing access and garages



view across plot

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KITCHENER  
LAND AND PLANNING