

SINGLE BUILDING PLOT FOR NEW DETACHED HOUSE

SIDFORD, SIDMOUTH, EAST DEVON



- Outline planning approval (25/0474/OUT)
- Proposed 3 bedroom, two storey house
- G.I.A extends to c. 123sqm / 1321sqft
- Guide Price £150,000

Aerial photo showing the plot location outlined

THE PLOT – EX10 9SR

This single building plot is set off Fry's Lane in Sidford, on the north-eastern edge of Sidmouth. Outline planning has been approved for the construction of a new detached house, with matters of appearance and landscaping reserved for future approval. The submitted plans show a new two storey, three bedroom house, with an indicative gross internal floor area extending to c. 122.7sqm (1321 sqft). The proposed accommodation is shown to include on the ground floor an entrance hallway, W.C., study, living room and open plan kitchen/dining room with doors opening onto the rear garden. On the upper floor three bedrooms are proposed, the master being en-suite along with a further family bathroom.

Outside, two off road parking spaces are proposed to the front of the dwelling, accessed via a new driveway to be formed off Fry's Lane - the initial part of which will be shared with the vendors property. The vendors are also to take responsibility for the required widening of the entrance splay onto Fry's Lane. To the rear and sides of the new dwelling, there are attractive and established garden areas. The plot extends to c. 0.13 acres / 0.05 ha.

SIDFORD

The building plot is positioned close to the heart of Sidford, in an elevated situation and with views to the east over local countryside. The plot is conveniently located close to a local convenience store, hairdresser, pub, and garage and within a mile of the Waitrose supermarket. The adjacent town of Sidmouth, positioned on the picturesque East Devon Jurassic coastline between Exeter and to Lyme Regis is a highly desirable location enjoying a wide 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.

PLANNING & CIL

Outline planning permission (ref. 25/0474/OUT) was approved by East Devon District Council on the 26th September 2025 for the construction of a new dwelling house and associated works. Matters of access, layout and scale have been approved by the

application, with appearance and landscaping reserved for future approval. The development will be CIL liable – 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 drainage is to be dealt with via a pumped system into an existing SWW sewer in Fry's Lane. The Agents are advised that mains water, electricity and BT connections are all available nearby for connection. 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: [///apple.energetic.plug](https://www.what3words.com/#!/apple.energetic.plug)

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £150,000.

CONTACT



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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 aerial overhead view with approximate plot boundary outlined in white – blue edged area designates a shared right of access to the plot

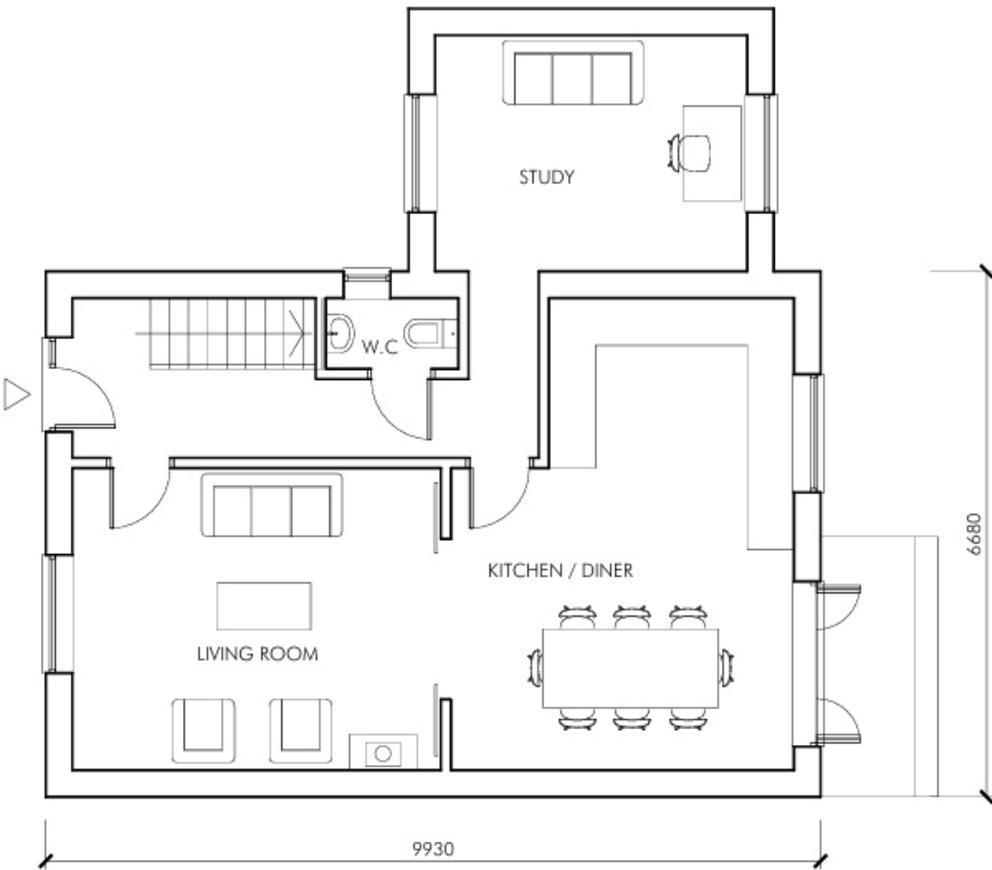


Location plan – not to scale

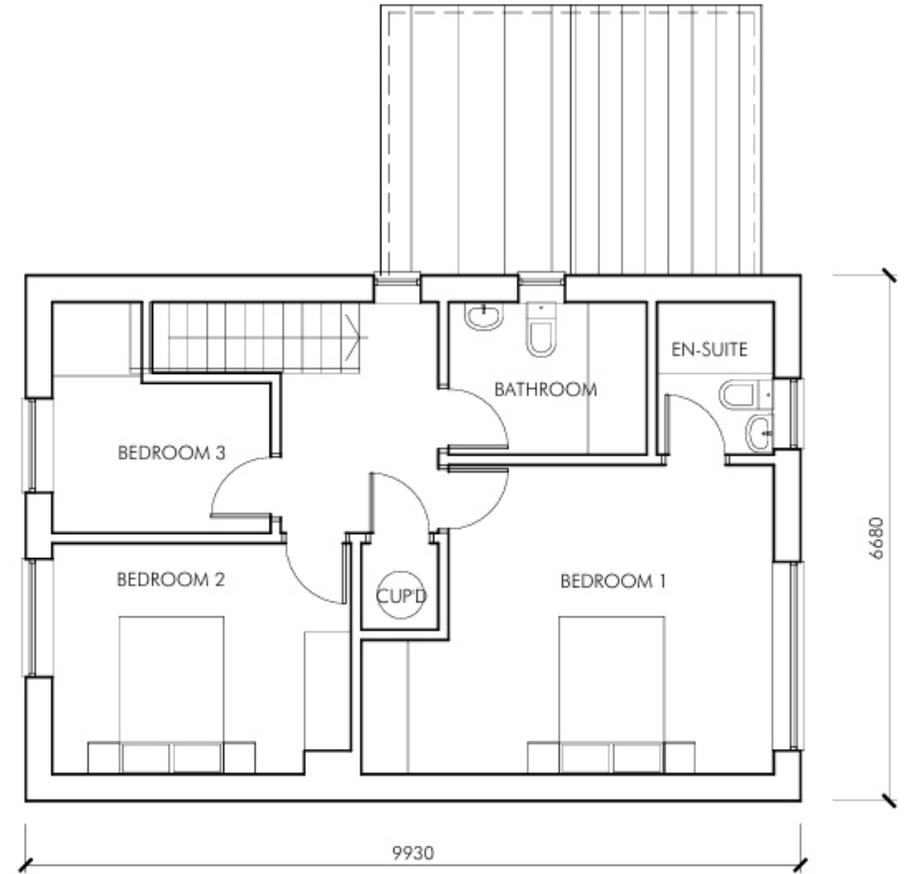




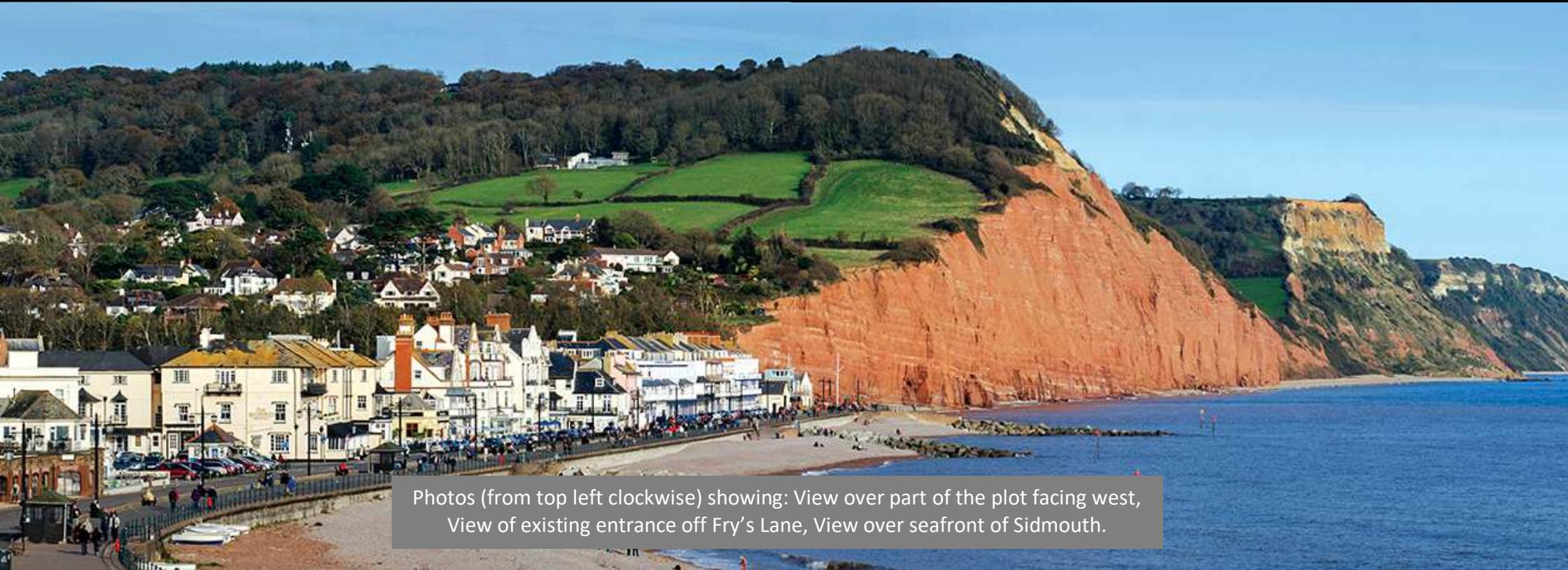
Indicative floor plans – not to scale



Indicative Ground Floor Plan 1:100



Indicative First Floor Plan 1:100



Photos (from top left clockwise) showing: View over part of the plot facing west, View of existing entrance off Fry's Lane, View over seafront of Sidmouth.

View over part of the plot facing east

