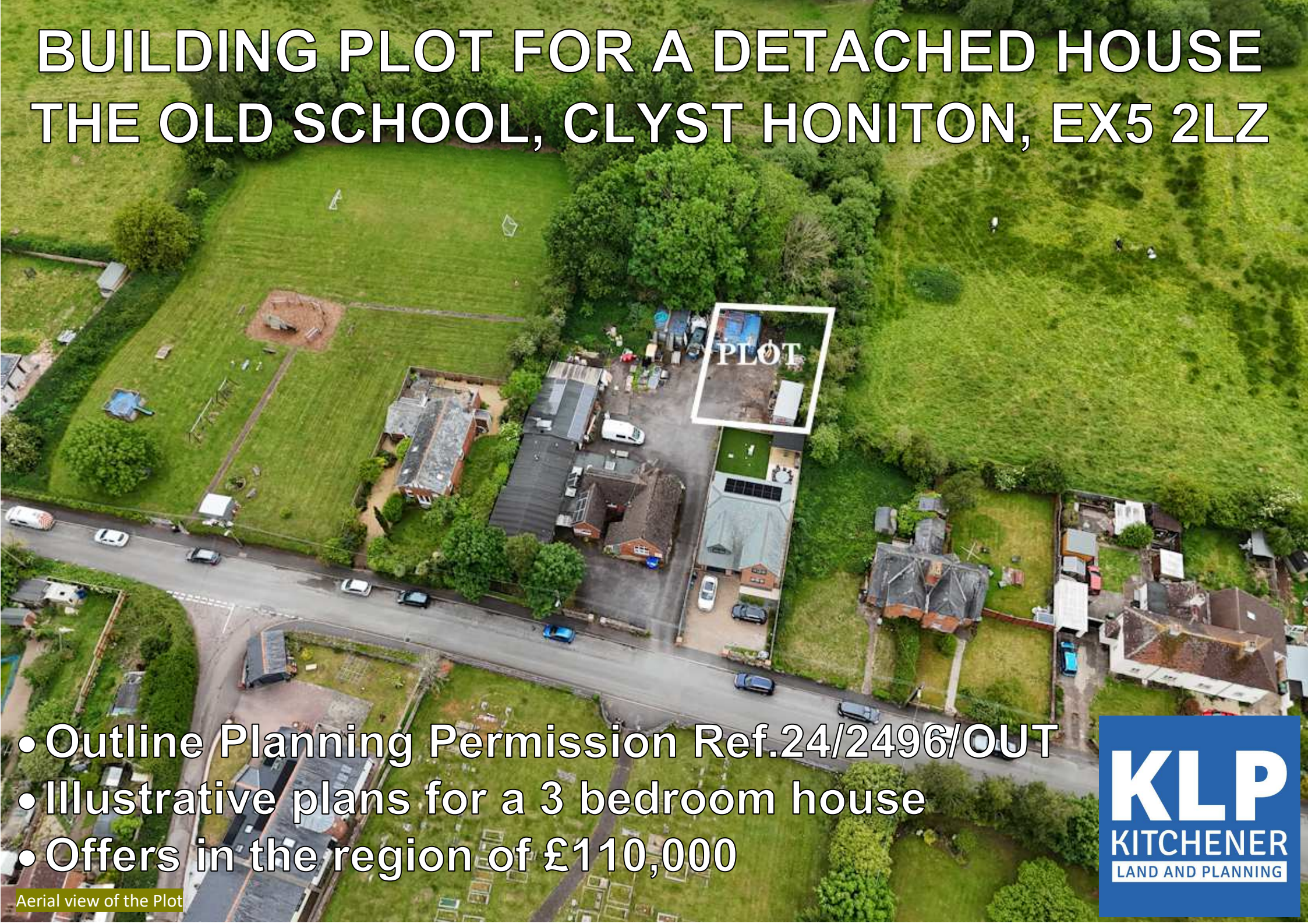


BUILDING PLOT FOR A DETACHED HOUSE THE OLD SCHOOL, CLYST HONITON, EX5 2LZ



PLOT

- Outline Planning Permission Ref.24/2496/OUT
- Illustrative plans for a 3 bedroom house
- Offers in the region of £110,000



Aerial view of the Plot

THE PLOT – EX5 2LZ

An opportunity to acquire a building plot with the benefit of outline planning permission for a detached house. The plot is located within Clyst Honiton, a small village just to the east of Exeter near the Airport. The road to the front of the Old School, where the Plot access will be from, is now a no-through road since the south east end of the road has been blocked up following the construction of the Clyst Honiton bypass.

The plot is relatively level and comprises part of the land associated with the use of The Old School which has now been converted into offices and sits opposite the St Michael and All Angels Church. The plot in front (north east) was recently developed with a detached house.

An illustrative plan accompanied the outline application, although all matters are still reserved for future approval, and the plan showed a three-bedroom detached house with a gross internal floor area of approximately 118sqm (1,270sqft). It also showed the plot dimensions of approximately 15.5m x 20.5m (although all dimensions should be checked on site).

METHOD OF SALE

Offers are invited in the region of £110,000 for the freehold plot.

CLYST HONITON

Clyst Honiton is a village located just to the east of Exeter (circa 5 miles from the City centre) on the old A30, Exeter to Honiton road. It is on the western edge of Exeter Airport, and has convenient access to both the new A30 dual carriageway and the M5.

SERVICES

We understand that mains electricity and water are in the road frontage to the plot and that connection to the mains foul sewer is to the rear of the Old School (south east of the plot). However, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to location, availability and capacity of services for the plot.

PLANNING

East Devon District Council granted outline planning permission for construction of 1 dwelling (Ref. 24/2496/OUT) at The Old School, Clyst Honiton, EX5 2LZ on 23rd October 2025.

Copies of the planning documents are held on file by the agents.

Please note that Community Infrastructure Levy (CIL) will be liable on this development, although exemptions may be sought for self-build.

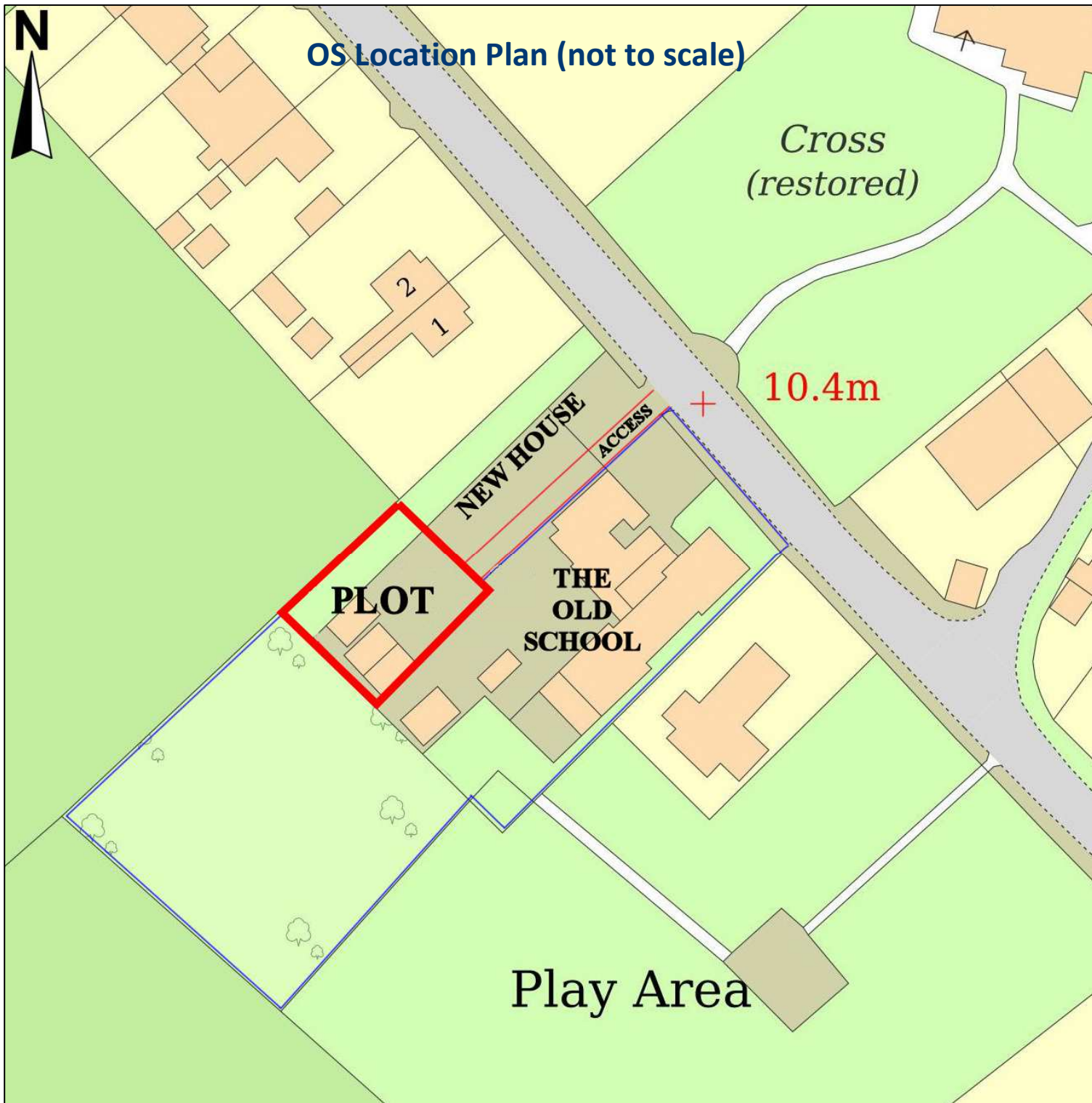
VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

CONTACT - REF: 1127/PT/R1



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



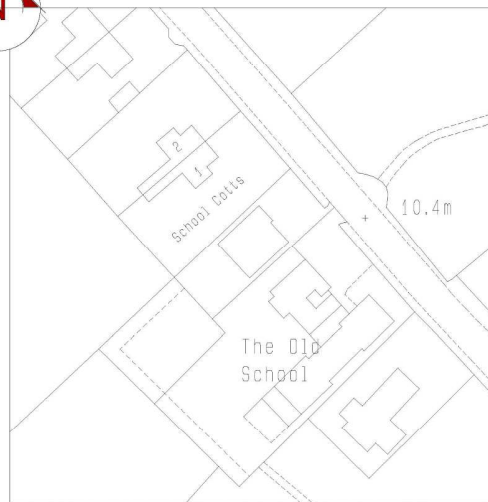
Indicative Plans (not to scale & subject to reserved matters planning approval)



EXISTING SITE LAYOUT
SHOWING FLOOD RISK AREAS



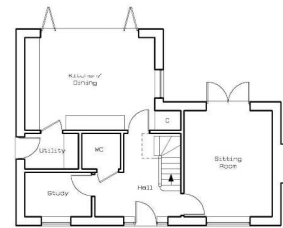
PROPOSED SITE LAYOUT
SHOWING FLOOD RISK AREAS



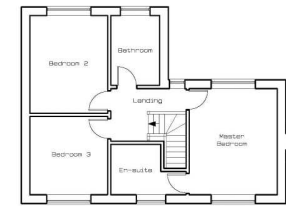
Ordnance Survey (c) Crown Copyright 2024. All rights reserved. Licence number 100029430

BLOCK PLAN

PLANNING DRAWING ONLY
NOT FOR CONSTRUCTION PURPOSES
CHECK ALL DIMENSIONS ON SITE



INDICATIVE GROUND FLOOR
PLAN



INDICATIVE FIRST FLOOR
PLAN



INDICATIVE N.E. (FRONT)
ELEVATION

Amendments		
No.	Date	Details

Client
MR C RUDGE
Project
PROPOSED DWELLING

AT
THE OLD SCHOOL
CLYST HONITON
EXETER
EX8 2LZ

Drawing title
INDICATIVE ARRANGEMENT

Paper size	Date	Drawn by
A1	NOV24	TS

ArchitEXE.^{ltd}

Homeleigh
St Johns Road, Exmouth
EX8 5EP

ArchitEXE.co.uk
thomas@architexe.co.uk
01395 276506

Drawing Number
22/22/01



PLOT

Access

View of the Plot Access with the Old School to the left & New Dwelling on right