

# TWO INDIVIDUAL PLOTS FOR DETACHED DWELLINGS NEWTON VIEW NEWTON ST CYRES DEVON EX5 5EY

- Full Planning Permission 21/0150/FULL & 23/00431/FULL
- Individual serviced plots, part completed development
- Guides – Plot 7 £200,000 Plot 8 £230,000



*view across site to the east - white line denotes approximate plot boundaries*

## THE PLOTS

KLP are delighted to offer for sale, individually or as a whole, two rare fully serviced building plots in a stunning rural setting on the fringe of the picturesque village of Newton St Cyres, just 5 miles from Exeter city centre. Built on the site of the former Newton St Cyres primary school, the wider development carries full planning permission for 8 detached dwellings and with no CIL payable and all S106 contributions met by the vendor, each plot is a genuinely oven-ready opportunity for self-builders and developers alike. Each plot will be fully serviced to the boundary; available services we are advised, are mains water, electricity and a connection to foul drainage, with fibre connections being progressed. Five detached houses have been completed and a sixth is under construction demonstrating proven demand at intended sales prices. Only these 2 final plots remain. The planning permission has been implemented and is not at risk of lapsing. All pre-commencement planning conditions have been discharged. Purchasers may seek to amend the approved design, subject to planning.

**Plot 7 – c.0.09 acres** – Consent for an impressive 4 bedroom detached home extending to c.150.5sqm/1614sqft, with integral double garage, 12 solar panels, air source heat pump and electric car charging point.

**Plot 8 – c.0.18 acres** – Consent for the same striking 4 bedroom design as for Plot 7, ie, c.150.5sqm/1614sqft with integral double garage, 12 solar panels, air source heat pump and car charging point, set within a plot of twice the size. The generous additional garden area offers scope for further residential development, subject to the necessary planning consents.

## NEWTON ST CYRES

Newton View, Newton St Cyres is a select community which, when complete, will comprise just eight detached eco homes on the edge of the village — one of the first modern housing developments in this sought-after area for many years, and a rare chance to secure a foothold here. The village itself is a welcoming and historic Parish lying just 5 miles from Exeter and 3 miles from Crediton, surrounded by the rolling countryside of Mid Devon. A designated Conservation Area covers some of the village, which is twinned with Rots, in Normandy, France.

Connectivity is outstanding for a rural setting. The village has its own train station on the picturesque Tarka Line, while the A377 through the village is a major bus route with regular services and stops directly outside Newton View. Exeter St David's station, 3.7 miles from Newton View, provides easy access to destinations nationwide, including London Paddington in approx 2.5 hours — country living within effortless reach of the city. Just a few miles away lie the amenities of Exeter and Crediton.

## PLANNING & TECHNICAL

Mid Devon District Council granted full planning permission dated 22 July 2021 under application reference 21/01501/FULL for demolition of existing school buildings, including adjacent detached classroom buildings and erection of 8 dwellings with garages, former Primary School site, Newton St Cyres, Devon.

Mid Devon District Council granted full planning permission dated 03 May 2023 under application reference 23/00431/FULL, variation of condition 2 of planning permission 21/01501 FULL, demolition of existing school buildings, including adjacent detached classroom buildings and erection of 8 dwellings with garages – for a substitution of Plot 5 design with detached garage, former Primary School site, Newton St Cyres, Devon.

Community Infrastructure Levy - We are advised that no CIL payment is required.  
S106 – All S106 contributions will be paid by the Vendor

A Management Company has been set up for Newton View re the roads, pavements, communal areas, communal maintenance, etc.

A comprehensive Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

## METHOD OF SALE

The individual plots are offered for sale by Private Treaty  
Guides: Plot 7 £200,000 Plot 8 £230,000

## VIEWING

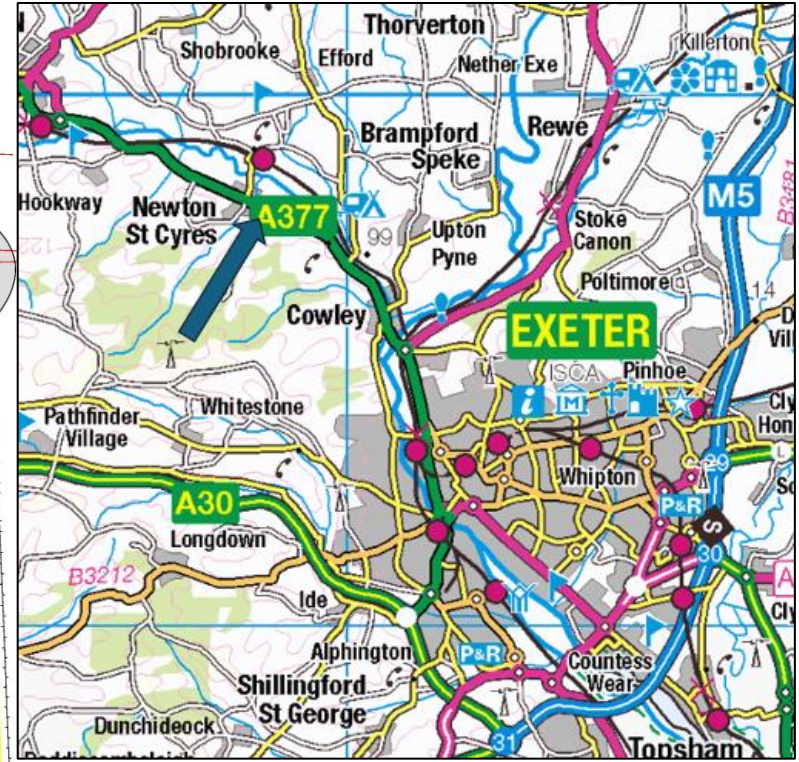
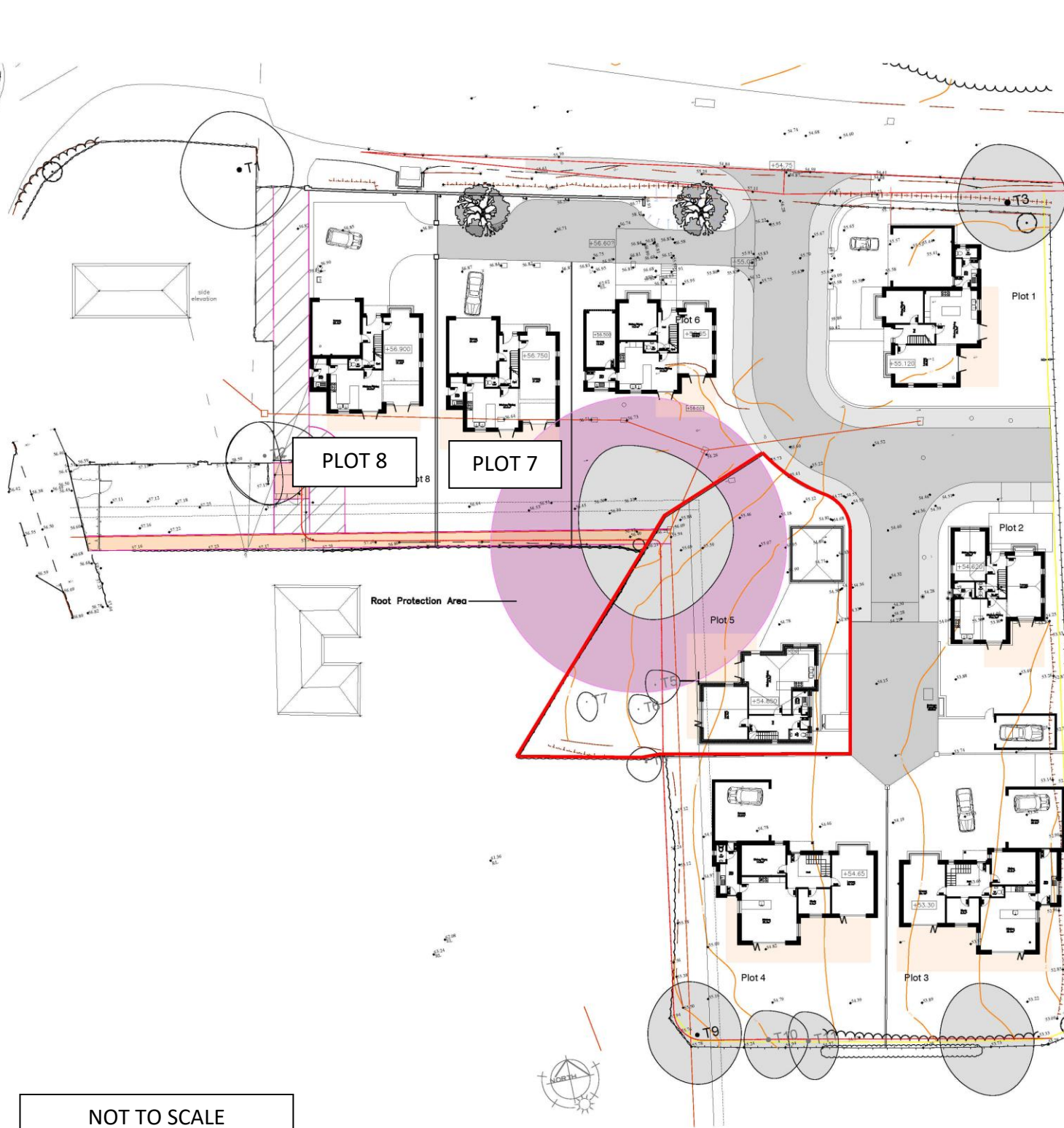
**what3words:** aware.companies.geology

Viewing strictly by appointment as this is an active development site - Please contact the sole agents KLP to arrange

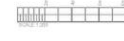


**Contact: Darryl Hendley**  
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Topsham, Exeter, EX3 0DB  
Email: [darryl@klp.land](mailto:darryl@klp.land)  
Tel. 01392 879300  
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**REF: 1130/DH/R2**



NOT TO SCALE



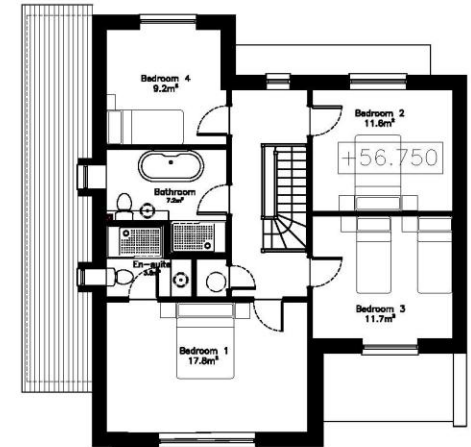
**Planning Application**  
**HFA** CHARTERED ARCHITECTS  
 HEIGHWAY FIELD ASSOCIATES  
 Bradstach Court, Castle Street, Exeter, Devon. EX4 3PL.  
 Tel: 01392 298800 Fax: 01392 499629  
 E-Mail: archinfo@heighwayfield.co.uk Web: www.heighwayfield.co.uk

08.03.23	E	Root Protection Area added
28.02.23	D	Revised Planning application for Plot 5
13.10.22	C	Units 3, 4 and 5 repositioned to miss drain
17.11.21	B	Fence and gate to Sand Down Ln revised
29.07.21	A	Planning Application
Rev.		
Client	Hillie Building	
Redevelopment	Old School	
Newton St Cyres	Scale	1:200 @ A1
Devon	Drawn	BG
	Date	July 2021
	Checked	AJF
Drawing	Site Plan as Proposed	Rev.
	1924-100	E

No dimensions to be taken from this drawing. All sizes and dimensions to be verified on site. All dimensions on this drawing are in millimetres unless otherwise stated.



west elevation (side)



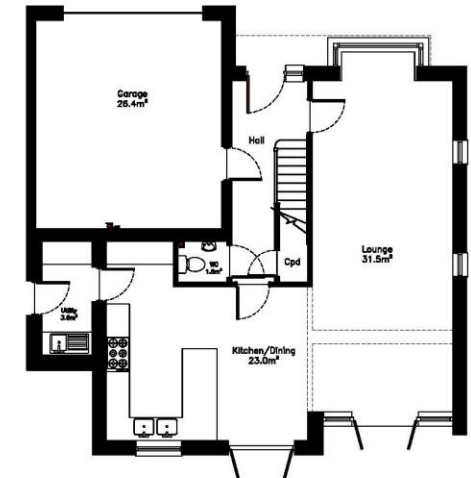
first floor plan as proposed  
floor area = 76.0m<sup>2</sup>



south elevation (rear)



east elevation (side)



ground floor plan as proposed  
floor area = 74.5m<sup>2</sup> excluding garage

total floor area = 150.5m<sup>2</sup>  
excluding garage



south elevation (front)

NOT TO SCALE



### Planning Application



**HEIGHWAY FIELD ASSOCIATES**  
Bradninch Court, Castle Street, Exeter, Devon. EX4 3PL.  
Tel : 01392 490800 Fax : 01392 499639  
E-Mail : architects@heighwayfield.co.uk Web Site : heighwayfield.co.uk

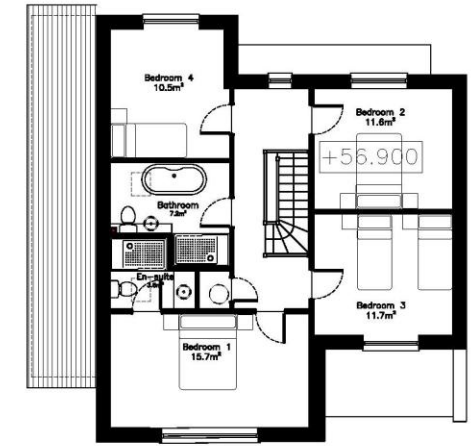
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Date	No.	Rev.	Description
27.08.21	B		Solar panels added
20.07.21	A		planning Application
25.03.21	P4		Chimney omitted lounge size increased
24.02.21	P3		dormer windows added to bathrooms
06.11.20	P2		Issued for comment
23.07.20	P1		Preliminary issue
			Preliminary issue

Job		Client	
Redevelopment		Hillife Building	
The Old School		Scale	Drawn
Newton St Cyres		1:100 @ A2	BG
Devon		Date	Checked
EX5 5DD		July 2021	AJF
Drawing	Org No.	Rev.	
Plot 7 Proposed Floor Plans and Elevations	1924-117	B	



west elevation (side)



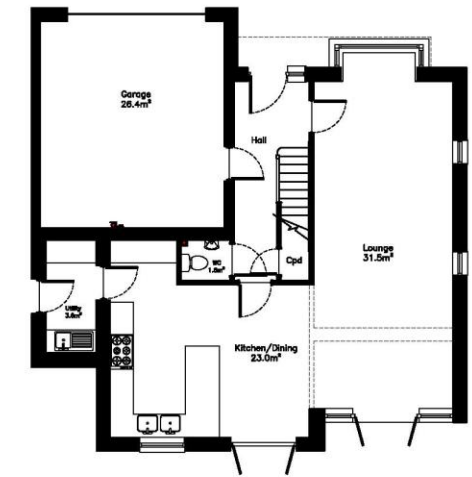
first floor plan as proposed  
floor area = 76.0m²



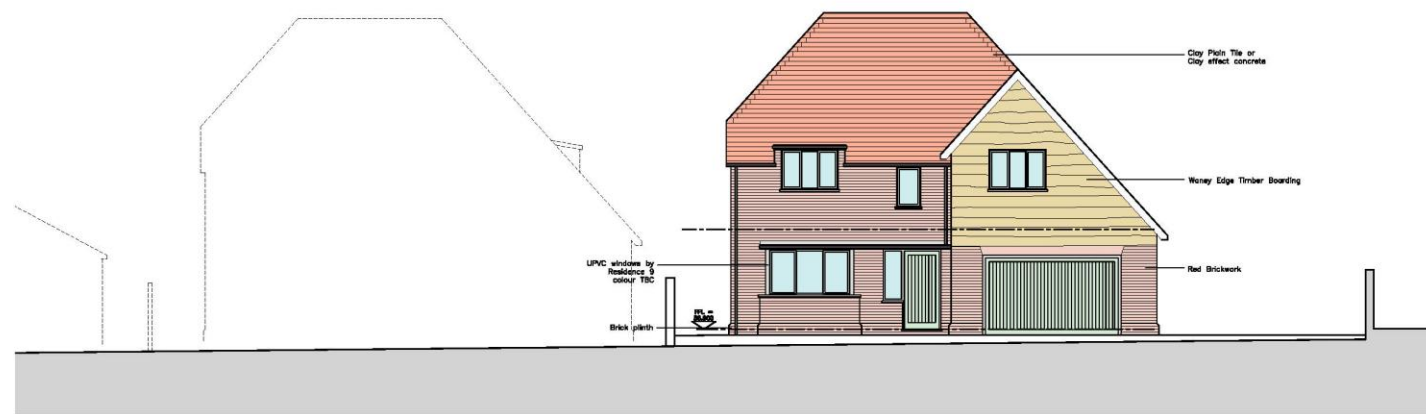
south elevation (rear)



east elevation (side)



ground floor plan as proposed  
floor area = 74.5m² excluding garage



north elevation (front)

total floor area = 150.5m²  
excluding garage

27.08.21	B	Solar panels added
20.07.21	A	planning Application
25.03.21	P3	Chimney omitted lounge size increased
24.02.21	P2	dormer windows added to bathrooms
23.07.20	P1	issued for comment
		Preliminary issue
Date	No.	Rev.

**Planning Application**  
**HFA** CHARTERED ARCHITECTS  
 HEIGHWAY FIELD ASSOCIATES  
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 Tel : 01392 490800 Fax : 01392 499639  
 E-Mail : archt@highwayfield.co.uk Web Site : highwayfield.co.uk

Job	Client
Redevelopment	Hillfe Building
The Old School	
Newton St Cyres	Scale
Devon	1:100 @ A2
EX5 SDD	Drawn
	BG
	Date
	July 2021
	Checked
	AJF
Drawing	Drwg No.
Plot 8 Proposed Floor Plans and Elevations	1924-118
	Rev.
	B



No dimensions to be scaled from this drawing All sizes and dimensions to be verified on site All dimensions on this drawing are in millimetres unless otherwise stated

NOT TO SCALE



*view across site to the west*



PLOT 8

PLOT 7

PLOT 5 - SOLD

overhead view of site - white line denotes approximate plot boundaries

**KLP**  
KITCHENER  
LAND AND PLANNING