

EXCEPTIONAL DEVELOPMENT SITE FOR 5 HOUSES

WEST HILL, EAST DEVON, EX11 1XH



- Outline Planning Approval ref. 23/2612/OUT
- Indicative plans show five substantial detached houses
- Site extends to c. 1.5ha / 3.71 acres

THE SITE – EX11 1XH

This exceptional development opportunity is located on the edge of the sought after East Devon village of West Hill, set just 10 miles to the east of Exeter city centre. Outline planning approval has been granted on appeal for the development of 5 new dwellings on this spacious site which extends to c. 1.5ha / 3.71 acres – providing the opportunity for the development of luxury homes in generous plots.

The site comprises of two fields, segregated by an established vegetated boundary which is proposed to be retained as part of the development to provide screening. On the north eastern section of the site, the indicative plans show three new large detached dwellings with detached double garages – the indicative plans accompanying the application show each of these properties as 5 bedroom (all en-suite) houses with floor areas extending to approximately 296sqm / 3186sqft. Each plot will be between c. 0.43 and 0.56 acres. Each of the new properties are proposed to share an access drive onto Lower Broadoak Road.

On the southwestern section of the site, the indicative plans show two larger detached 5 bedroom (all en-suite) houses with floor areas extending to approximately 506sqm / 5446sqft and with integral double garages. Each of these plots will extend to c. 0.61 acres and are proposed to offer individual new entrances onto the private lane (within the vendors title) which itself leads onto Lower Broadoak Road.

WEST HILL, EAST DEVON

West Hill is a quiet and desirable residential village in East Devon, located just west of Ottery St Mary and a short drive from Exeter. Known for its leafy surroundings, spacious homes, and strong community feel, the area offers a semi-rural lifestyle with easy access to both countryside and coastal attractions. Residents benefit from local amenities including an excellent primary school, village shop, pub, and nearby walking routes through woodland and open countryside. Colyton Grammar school is also

within easy reach with a school bus route collecting from the village each day. West Hill is popular with families and retirees seeking a peaceful setting while remaining well connected to Exeter, the M5, and the Jurassic Coast.

PLANNING & TECHNICAL

Outline planning application (ref. 23/2612/OUT) was initially refused by East Devon District Council on 11th July 2024. However, this decision was overturned, and planning granted on appeal under ref. APP/U1105/W/24/3357250 on 11th August 2025 for the construction of 5 no. dwellings, with all matters reserved. East Devon is a CIL charging Authority and a 2025 approval indexed rate is £176.13/sqm. A planning & technical information pack accessed by a link to a drop box is available on request.

S106

The planning approval is accompanied by a Unilateral Undertaking requiring a payment of £984.05 (Index Linked) towards Habitat Mitigation prior to first occupation of the development.

UTILITIES

The Agents are advised that there is an overhead electrical supply crossing over the lower part of the field, which will be the likely point of connection – as part of the development it is likely that a purchaser will wish to underground these lines. SWW plans show a mains water pipe in Lower Broadoak Rd and also running down the northern boundary of the site. It is assumed that foul drainage will be via a private treatment system to be installed on the site. Prospective purchasers will however need to make and rely on their own enquiries in regard to all required utility supplies and connection points, prior to making any offer.

METHOD OF SALE

The freehold is offered for sale by Private Treaty, with offers invited in the region of £1,500,000. Interested parties are invited to contact the Agents to discuss alternative potential structures of purchase which the vendors may be willing to consider – this could, as an example, include purchase of one section of the site with an option/deferred completion on the second section.

VIEWING - Strictly by appointment with KLP on 01392 879300

What3words – [///grandest.sparks.bluffing](https://www.what3words.com/land/plan/ing/grandest/sparks/bluffing)

CONTACT – Alex Munday



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: alex@klp.land
01392 879300
07947 561773

Ref: 1158/AM



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Site Location Plan



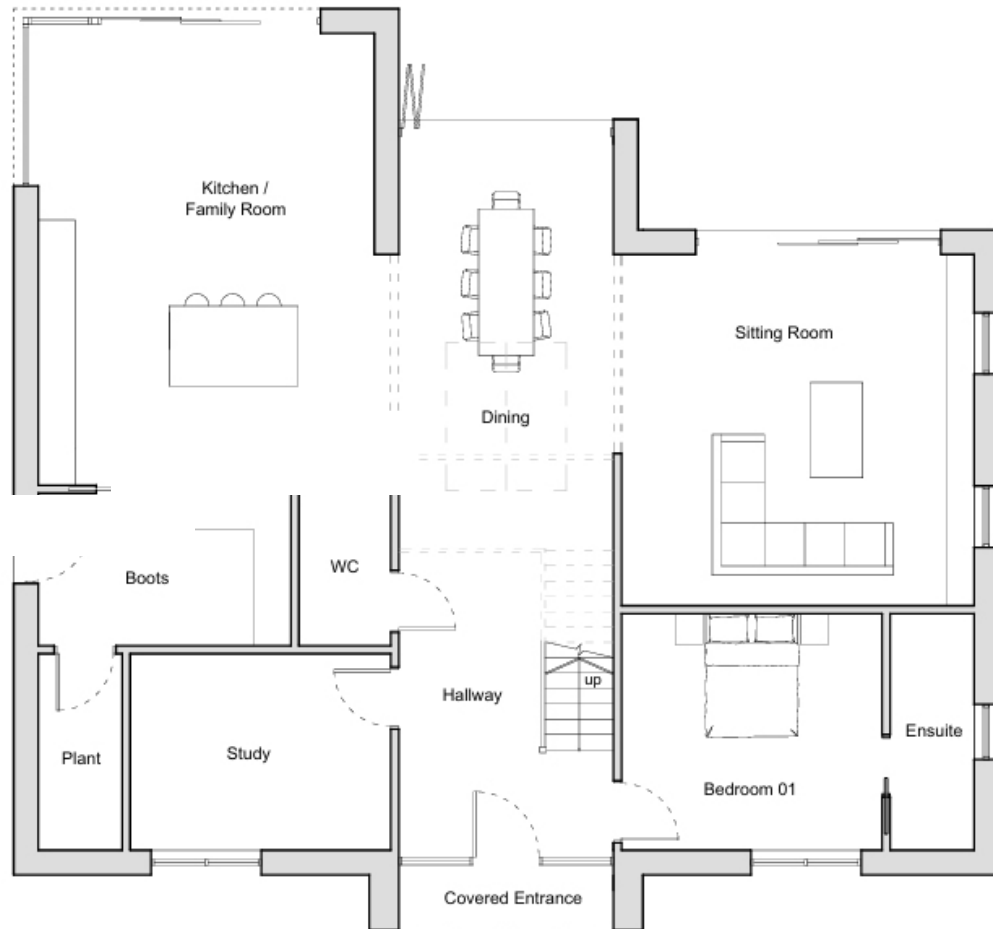
Aerial view showing approximate site area outlined



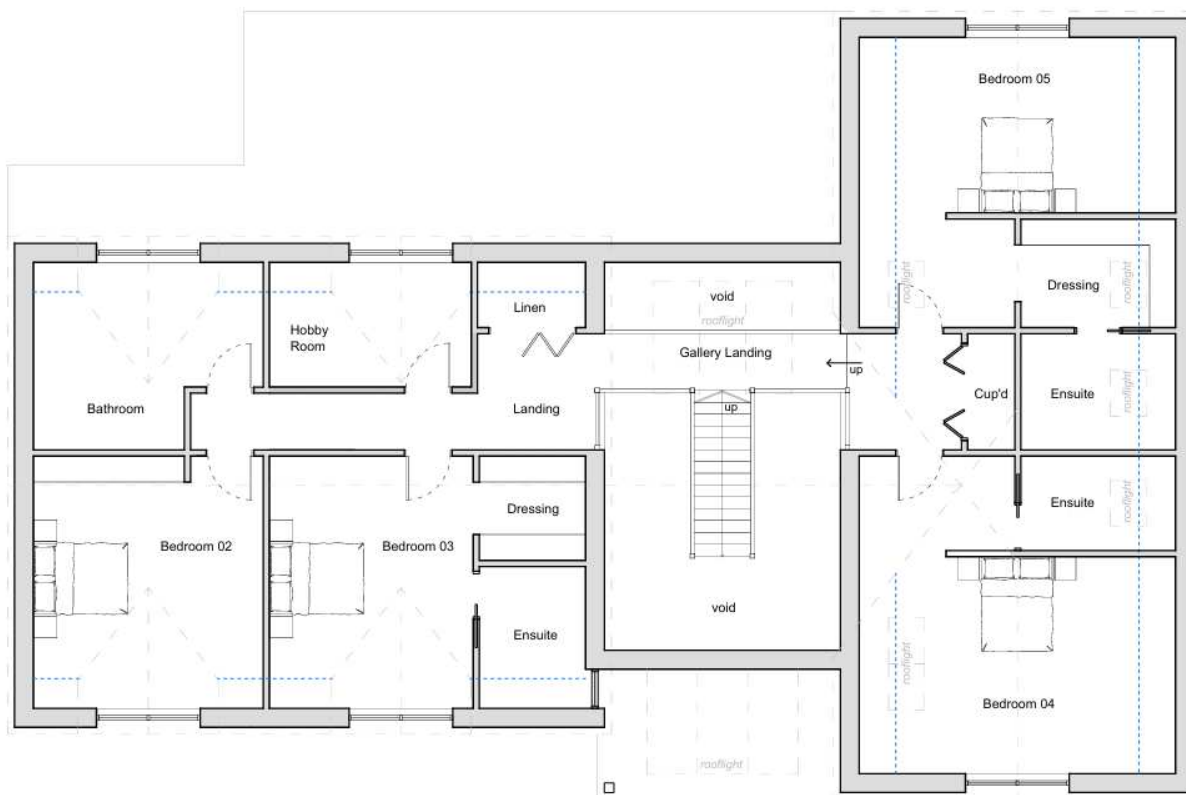
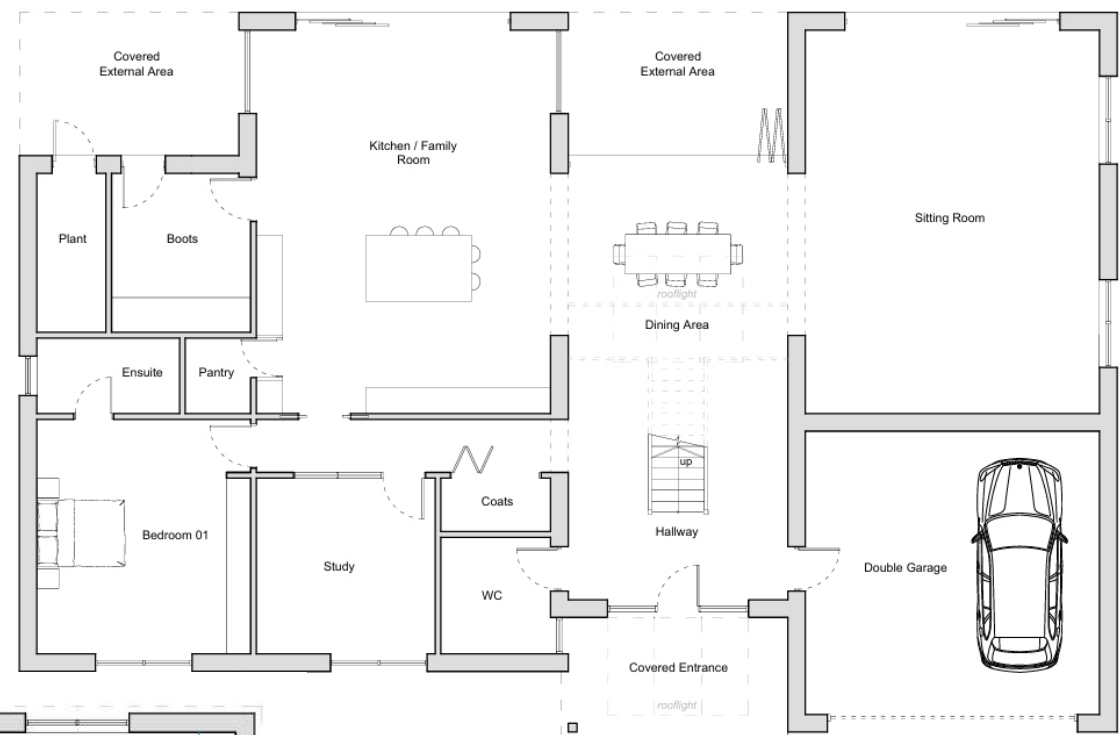
Indicative Site Layout Plan – Not to scale



Indicative floorplans – Plots 1, 2 & 3 – Not to scale



Indicative floorplans – Plots 4 & 5 – Not to scale



Indicative elevations – Not to scale



Plots 1,2,& 3 - Front Elevation

Scale 1:100



Plots 1,2 & 3



Plots 4 & 5 (Plot 4 Mirrored) - Front Elevation

Scale 1:100



Plots 4 & 5



Aerial view showing approximate site location