POTENTIAL REDEVELOPMENT SITE
HEYDONS HALL, SIDMOUTH, EX10 8NJ

- Hall & Classrooms for International School
- Previously Approved Planning for 2 Houses
- Offers in the region of £250,000

Aerial view of the Property looking south (approx. boundary in red)

KLP KITCHENER LAND AND PLANNING

THE PROPERTY – EX10 8NJ

A fantastic opportunity to acquire a building centrally located within this sought-after coastal town. The property has been used for some years as part of the Sidmouth International School as classrooms, and has a small parking area to the front of the building on Heydon's Lane. The property has previously benefitted from outline planning permission in April 2009 and which was renewed in July 2012, for demolition of the existing building and the erection of a pair of semi-detached, two-bedroomed houses with rear gardens and parking to the front on Heydon's Lane.

Interested parties may seek to continue using the existing building or explore the potential to reinstate the old planning permissions for 2 dwellings or seek an alternative planning permission for one detached house with parking in this wonderfully central location within this extremely sought-after coastal town.

To the south west of the property is a footpath connecting properties on Roselands with Heydon's Lane and the garden to No.5 Roselands is to the rear of the property. Immediately to the north east of the property's boundary is the Sidmouth Rugby Club, with the clubhouse building along the entire length of the boundary and the pathway between the property and the clubhouse being owned by the Rugby Club.

SIDMOUTH

The town of Sidmouth, positioned on the picturesque East Devon Jurassic coastline between Exeter and Lyme Regis is a highly desirable location enjoying a 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. Sidmouth is located within the East Devon National Landscape and offers easy access to the City of Exeter and M5 motorway (c. 11 miles), and the nearby coastal resorts of Budleigh Salterton, Branscombe and Beer.

METHOD OF SALE

Unconditional and Conditional (subject to planning) offers are invited in the region of £250,000 for the Freehold Property.

SERVICES

We understand that mains electricity, water and foul drainage are currently connected to the Property. However, all interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

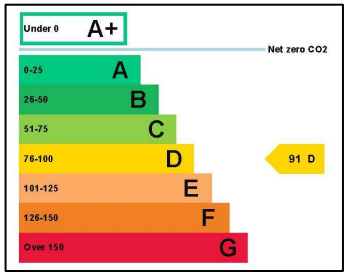
Planning permission has previously been granted by East Devon District Council in April 2009 and July 2012 for construction of a pair of semi-detached 2 bedroomed houses (Refs. 08/2141/OUT & 12/0904/OUT).

All interested parties should make and rely upon their own planning enquiries of East Devon District Council.

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

VIEWING

Please contact Philip Taverner
at KLP to arrange a viewing.



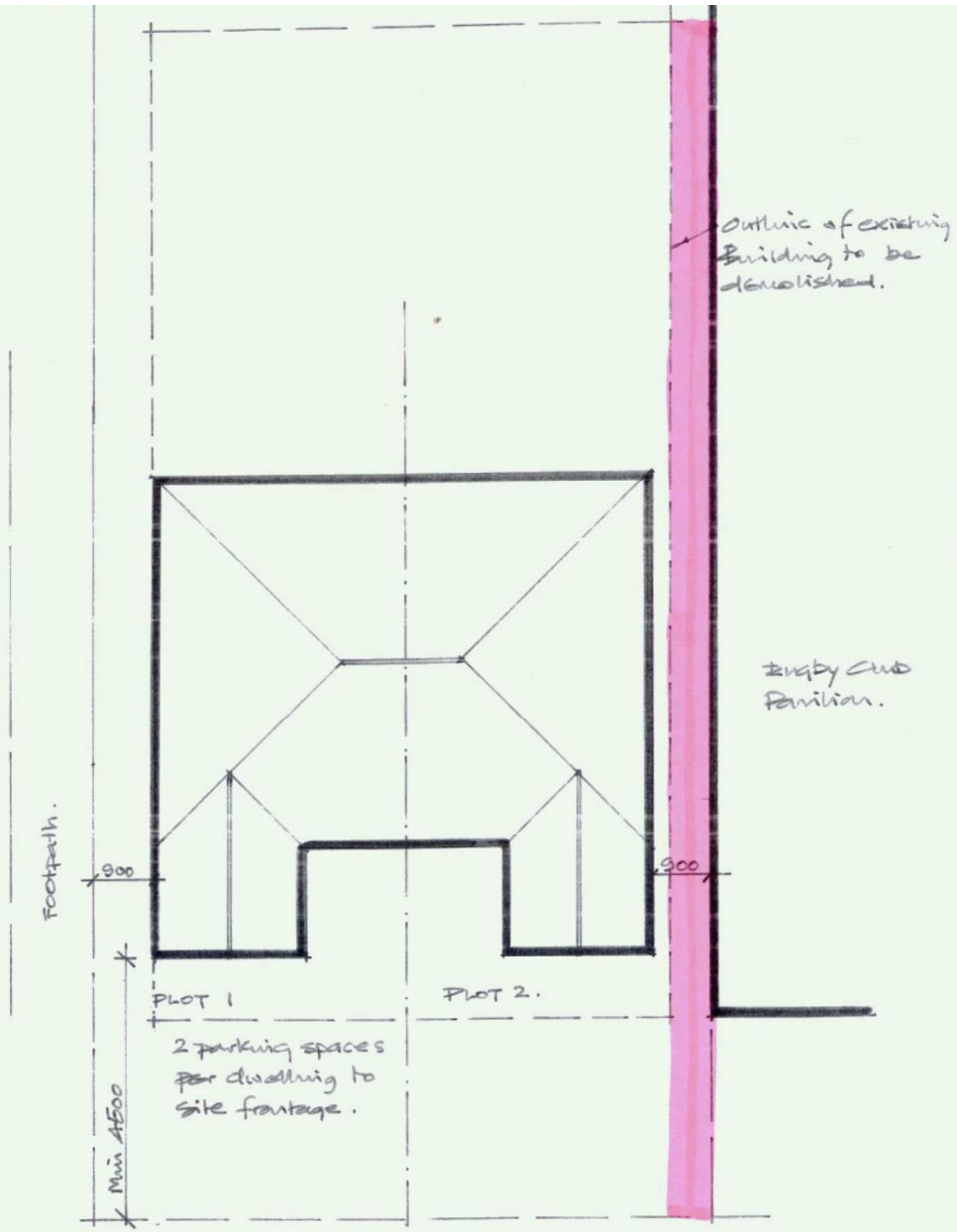
CONTACT - REF: 1160/PT/R1

KLP KITCHENER LAND AND PLANNING

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

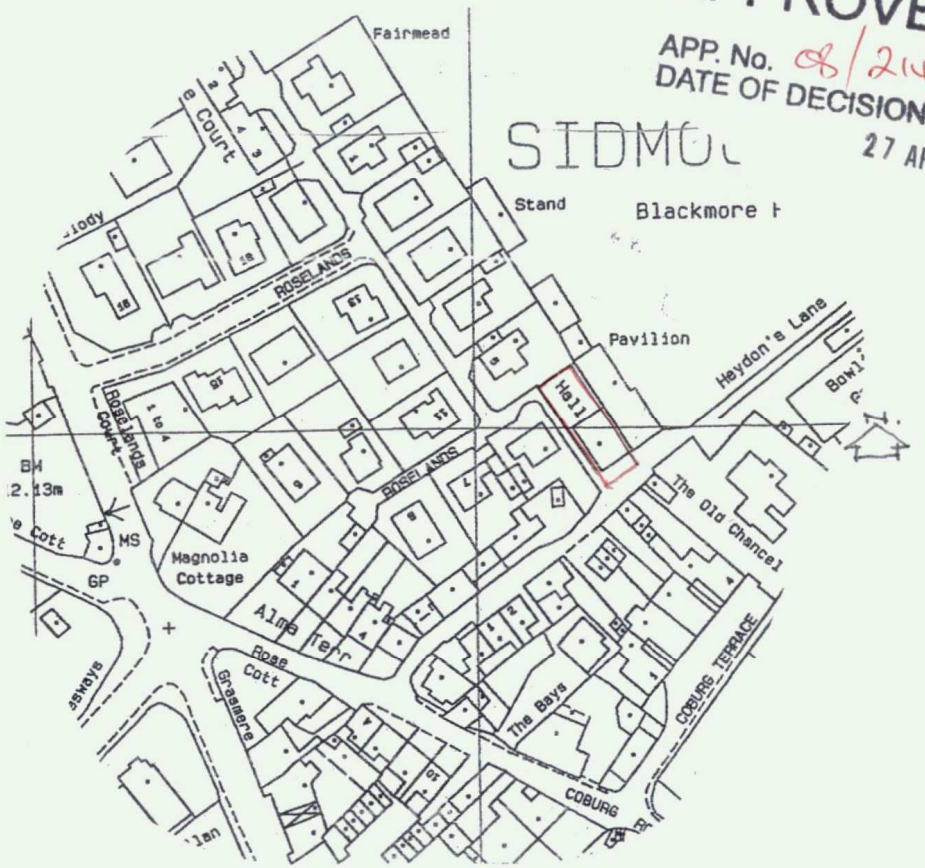
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property 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.

Previously Approved Site Layout Plan & OS Location Plan (not to scale)



EAST DEVON DISTRICT COUNCIL
ENVIRONMENT DIRECTORATE
2 8 OCT 2008
ACK | CIRC | SEEN | FILE

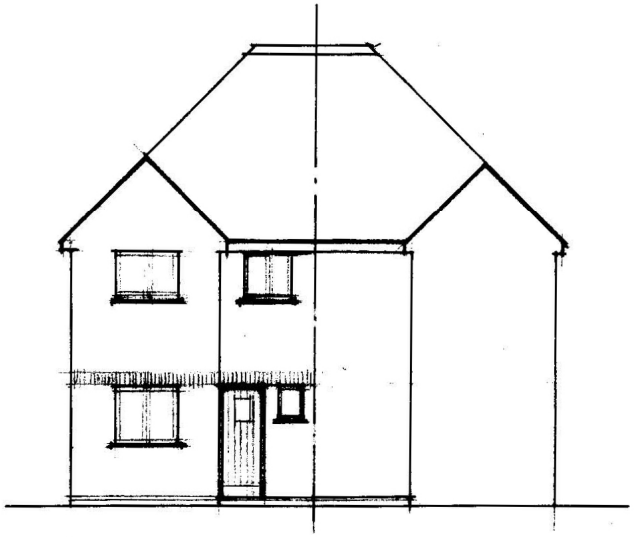
APPROVED
APP. No. 08/2141
DATE OF DECISION 27 APR 2009



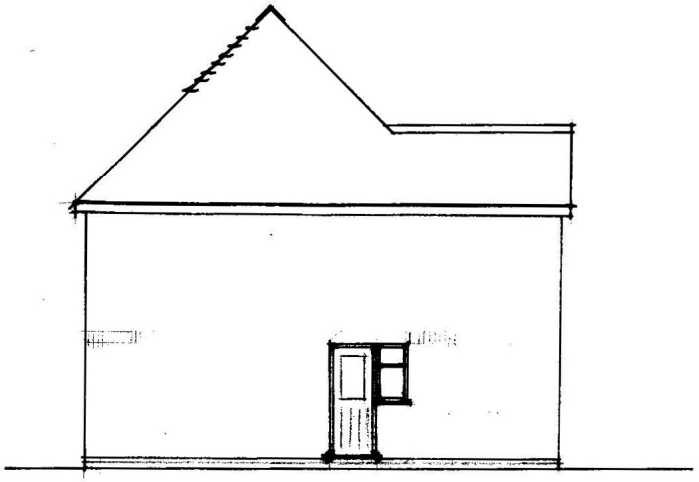
Location Plan 1:1250

Heytons Hall - Heytons Lane - Sidmouth
Proposed Demolition of classrooms & erection of pair 2 bedroom semi-detached dwelling Houses.
Site/Block & location plans.
for: Mrs. J. Dunsmil.
Dwng. No 3586/7 Scales 1:100 & 1:1250.
July 2008.

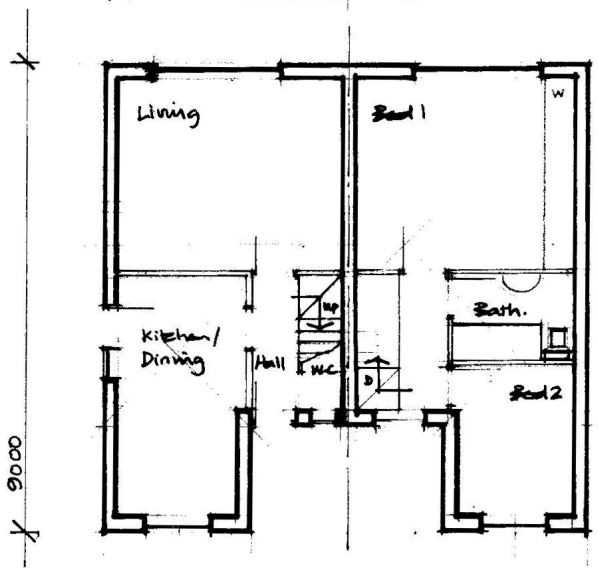
Previously Approved Floor & Elevation Plans (not to scale)



Front Elevation. [South]



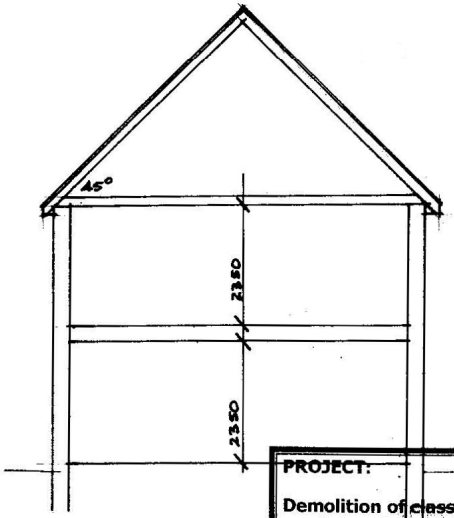
Side Elevation [West].



Unit 1 Ground Floor Unit 2 First Floor [handed].

4600 4600

Floor Plans.



Typical Section.

08/2141

PROJECT: Demolition of classrooms & erection of pair semi-detached 2 bedroom dwelling houses.	CLIENT: Mrs J Dumenil Sidmouth International School
	SCALE: 1:100 & 1:1250 / DATE: July 2008
- 7 AUG 2008	DRWG. NO : 3586/8 / DRAWN :
TITLE: Plans & Elevations	Heard & Co Chartered Surveyors Cosmopolitan House Old Fore Street Sidmouth Devon EX10 8LS Tel: 01395 579555 Fax: 01395 579609

View of the front of the Property showing adjoining footpath, side access & Parking area, with Rugby Club building and their gates to the right

View of the rear of the Property & patio area, area down the side of the Property owned by Rugby Club

Internal Photos of the Classrooms

Aerial view of the Property with the Rugby Club beyond (approx. boundary in red)