

SINGLE BUILDING PLOT

STONEYFORD, CULLOMPTON, EX15 1NU

- Detailed Planning Permission (Ref. 22/01579/ARM)
- Proposed 3 Bedroom Detached House
- Offers in the region of £75,000

KLP
KITCHENER
LAND AND PLANNING

Aerial view of the Plot (approx. boundary in white)

THE PROPERTY – EX15 1NU

An individual building plot with commenced detailed planning permission for a contemporary, architect designed, three-bedroom detached house. The plot is located in a convenient location on the eastern outskirts of Cullompton, just to the east of the M5 Junction 28, off the A373 road to Honiton in the Stoneyford area. It is a great opportunity for a local builder or someone looking to build their own home.

The proposed dwelling has a gross internal floor area of approximately 111.6sqm (1,200sqft) plus an attached double garage. It has an open plan living area on the ground floor, and three bedrooms (one with ensuite) and a bathroom on the first floor. There is an additional parking and turning area to the other side of the garage and a good-sized garden to the east of the house.

CULLOMPTON

The plot is close to J.28 of the M5 motorway, giving convenient access to both Exeter and Taunton, as well as the market town of Cullompton itself which offers a good selection of local amenities including high street shops, supermarkets, two doctors surgeries, leisure centre, veterinary practice, library and both junior and senior schools. It is also located on the A373 road which connects to the east to Honiton and the A30/A303. Approximately 5 miles north of town is the mainline railway station of Tiverton Parkway with trains to London.

METHOD OF SALE

Offers are invited in the region of £75,000 for the Freehold Property.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

SERVICES

We understand that a mains electricity supply pole has been provided to the site on the boundary with the lane to the north. There is a foul drainage sewer in the lane to the north. However, all interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

Mid Devon District Council granted Outline Planning Permission (Ref. 19/01095/OUT) for the erection of a dwelling on land south of Grants Cottages, Cullompton on 9th December 2019. A subsequent application for approval of Reserved Matters was approved on 6th January 2023.

We are informed that the contributions under the two separate Section 106 Unilateral Planning Obligations, towards Air Quality (£5,218.00) and Public Open Space (£1,205.00), have both been paid and that the planning permission has been commenced. However, all interested parties should make and rely upon their own enquiries of the local planning authority.

PLEASE NOTE: There is no CIL liability for this plot.

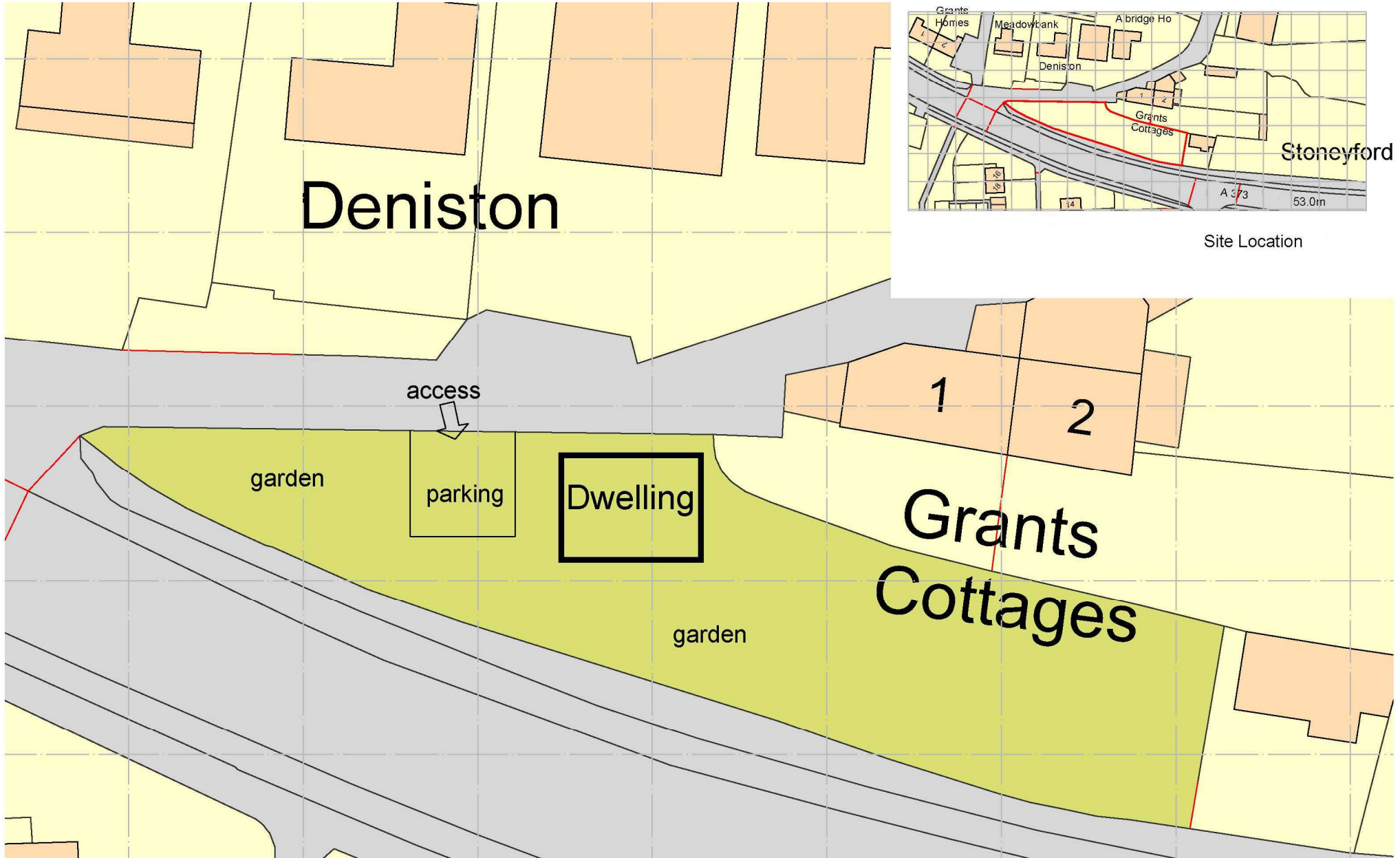
Copies of the planning documents are held on file by the agents.

CONTACT - REF: 1174/PT/R1



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

OS Location Plan (not to scale)



no.	revision	date	drn	chk	Land alongside 1 Grants Cottages, Stoneyford, Cullompton for The Trust Fund of the late E.J. Hill	PROPOSED DWELLING LOCATION PLAN & SITE PLAN	scale	drawn	MF
							date	checked	
							26.06.19		
							EX793/PA2/001		

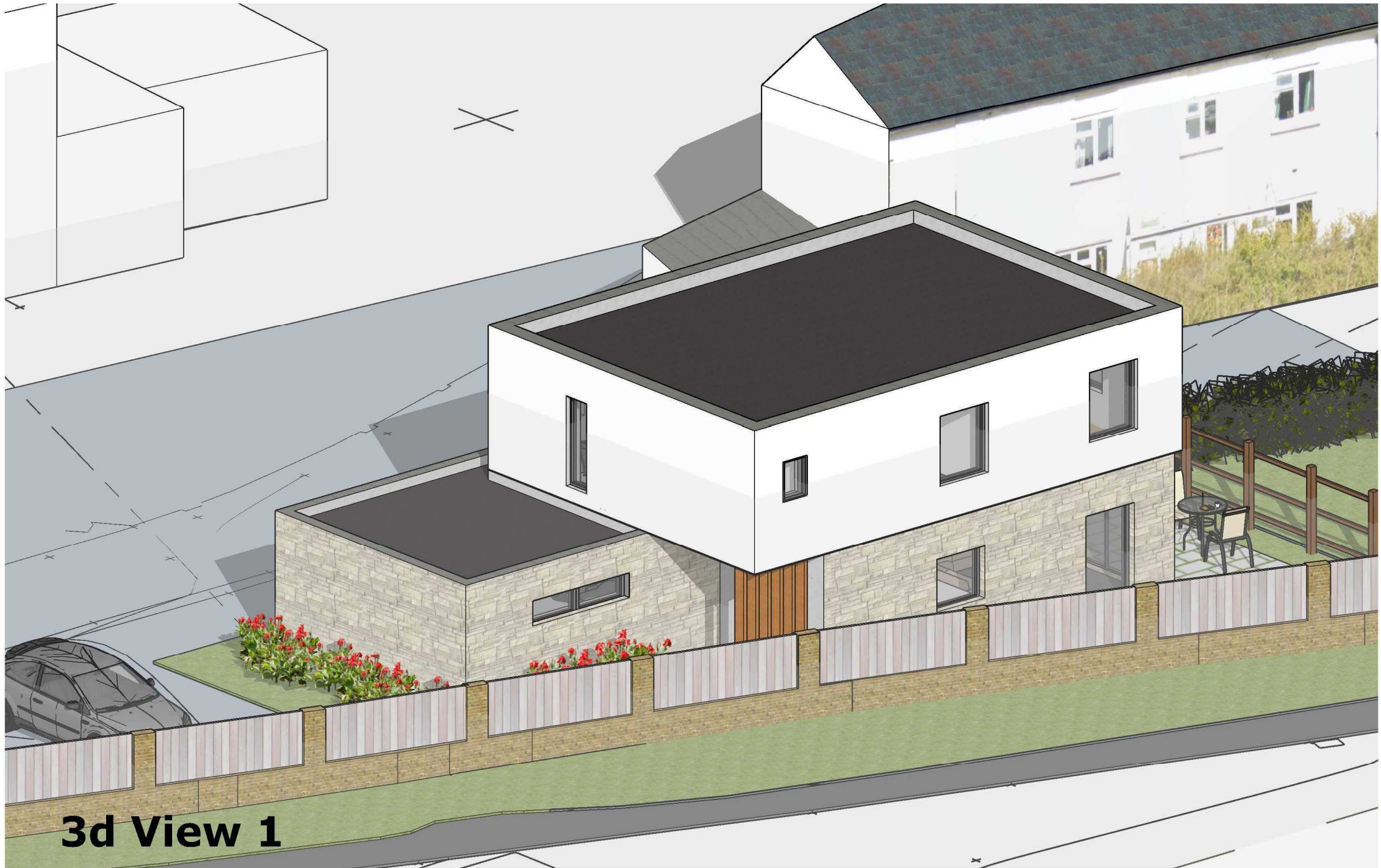
MF
ARCHITECTURE
BA (Hons) DipArch PgDip

8 Woodbury View, Broadclyst, EX5 3JL
01392 464319 | info@marchitecture.co.uk | www.marchitecture.co.uk

Approved Site Layout Plan (not to scale)



Proposed 3D Computer Generated Plan (not to scale)



3d View 1

Approved Floor Plans (not to scale)



Ground Floor Plan



First Floor Plan



Aerial view with approximate Plot boundary in white



View of the plot and adjoining dwelling from south of the A373 road