

# A SERVICED BUILDING PLOT FOR A DETACHED HOUSE PLOT 5, OLD BUTTERLEIGH ROAD, SILVERTON, EX5 4JE

- Detailed Planning Permission Ref.19/00394/FULL
- Proposed 3 bedroom detached house
- Offers in the region of £175,000

*View across the site looking South*

**KLP**  
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LAND AND PLANNING

## THE PLOT – EX5 4JE

This is a wonderful opportunity to acquire a building plot with the benefit of full detailed planning permission for a generous sized 3 bedroomed detached house, situated in this popular and sought-after village in the Exe valley.

The plot is ideally located for access to amenities and schools of both Exeter to the south (c. 8 miles) and Tiverton to the north (c. 7 miles) from the A396 road. Although the village itself is well catered for with a primary school, health centre, pubs and shop/post office.

The proposed house has a gross internal floor area of approximately 115 sqm (1,238sqft), with 3 good sized bedrooms, 1 ensuite, and a family bathroom on the first floor and large open-plan kitchen and dining room, living room, w/c and utility on the ground floor, plus an attached single garage. The plot is relatively level, falling slightly towards the south east, and extends to approximately 405 sqm (0.10 acres).

## SILVERTON

The village is located midway between Exeter and Tiverton, off the A396, and offers good access to the M5 motorway and rail links to London Paddington from either Exeter or Tiverton. Silverton has a thriving community with excellent amenities including a primary school, health centre, pubs and post office/shop. The surrounding area is also renowned for the excellent National Trust house at Killerton, being only around 2 miles from the village.

## METHOD OF SALE

Offers are invited in the region of £175,000 for this freehold plot.

## SERVICES

The sellers will provide connections for mains foul drainage and electricity, and they will provide a connection to the on-site surface water drainage scheme prior to completion of any sale. However, connections to mains water (which we understand is in the road) will be the responsibility of each plot purchaser. Mains gas is also available in the road to the south of the site and interested parties should make and rely upon their own enquiries of the relevant services providers for connections for the new dwelling.

## PLANNING

Mid Devon District Council granted full detailed planning permission (Ref.17/01751/FULL) for the erection of 5 dwellings on land south of 5 Old Butterleigh Road, Silverton, EX5 4JE on 25<sup>th</sup> October 2018. There is an associated Section 106 legal agreement with this planning permission and there is no CIL charge liable.

A subsequent planning application (Ref.19/00394/FULL) for variation of condition 2 of planning permission 17/01751/FULL, to allow substitution of the approved plans to spread the development more evenly along the frontage of the site to partially fill the gap left by the deletion of plot 1 from the original plans and to substitute the plot plans, was approved on 10<sup>th</sup> January 2020. There is an associated deed of obligation under S106 and S106A relating to the financial contributions required and payment terms.

Copies of the plan, planning permissions and S106 agreements are held on file by the agents.

## AGENTS NOTE

In the event you do not develop the property in accordance with planning application reference number 17/01751/FULL or 19/00394/FULL, overage may be payable (details available upon request).

## VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

## CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 07866 522910

**Ref: 453/v2/PT**

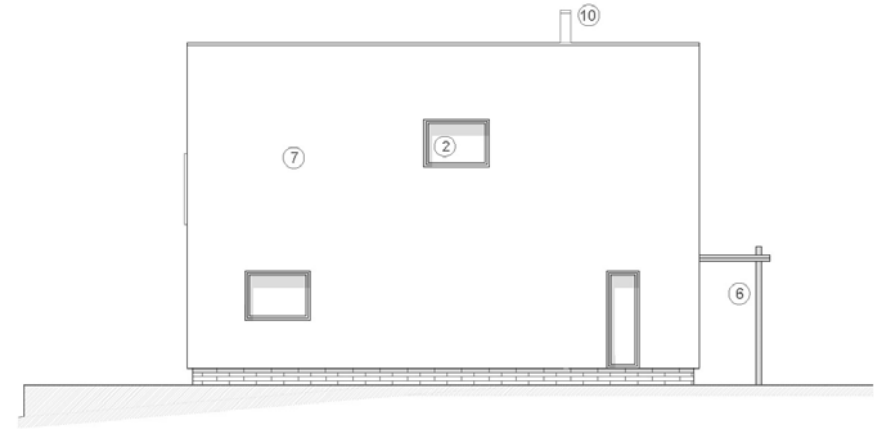
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property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



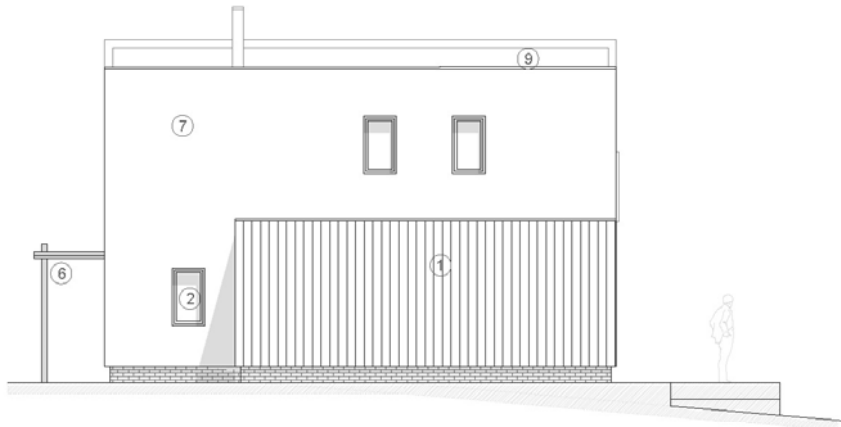
# Proposed Elevations (not to scale)



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

- 1. Vertical timber cladding
  - 2. Aluminium double glazed windows
  - 3. Structural glass balustrade
  - 4. Horizontal timber boarding
  - 5. Slimline profile brick plinth
  - 6. Steel frame entrance canopy
  - 7. Render, colour TBC
  - 8. Timber door
  - 9. Single ply roof membrane
  - 10. Chimney flue
- Existing ground line

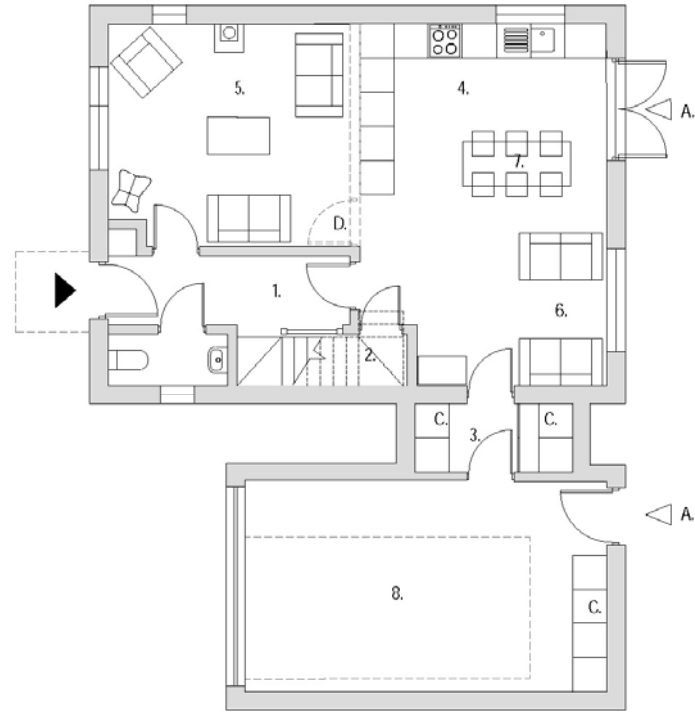
A		Window positions amended	TSMT	22.02.18
Old Butterleigh Road, Silverton HT 01 ELEVATIONS - PLOTS 1 & 5			A	
			BB/MT	
17/0106 HT 01 01	1:100 @ A3		Jan 2018	

**CliftonEmerydesign**

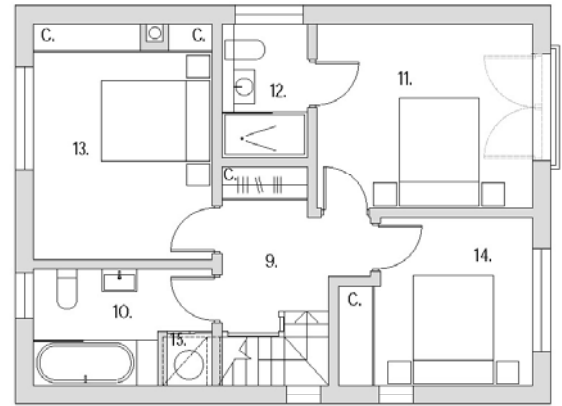
Herbs House, 84 Longbrook Street, Exeter, EX4 6AP  
T: 0392 368868 W: www.cliftonemerydesign.co.uk M: 01162010000

DRAWING - STATUS Planning  
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE. ONLY POLYMER BLENDED WARE TO BE USED FOR NEW PAVED DRIVING & FOOTPATH.

## Proposed Floor Plans (not to scale)



Ground floor plan



First floor plan

1. Entrance hall
2. Cloaks
3. Utility
4. Kitchen
5. Living room
6. Family area
7. Dining
8. Garage
9. Landing
10. Family bathroom
11. Master bedroom
12. En-suite
13. Bedroom 2
14. Bedroom 3
15. A/C

- A. Doors out onto garden
- B. Juliet balcony
- C. Built-in storage
- D. Potential for partition or open plan layout

A	Drawn & not for issue amended	TSMT	22.02.18
Old Butterleigh Road, Silverton		A	
HT 01 FLOOR PLANS PLOTS 1 & 5		BB/MT	
170106 HT 01 02	1:100@A3	Jan 2018	

**CliftonEmerydesign**

Home House, 84 Longbrook Street, Exeter, EX4 8AP  
 T: 01392 368866 W: www.cliftonemerydesign.co.uk M: mo@cliftonemerydesign.co.uk

DRAWING - STATUS Planning

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE INCORPORATED FROM THIS DRAWING © COPYRIGHT.



View across the site looking south west