

SINGLE BUILDING PLOT FOR DETACHED HOUSE, HOOPERN LANE, EXETER

- Detailed Planning Permission (Ref. 15/0247/03)
- Sought after location close to town centre and University
- Offers invited

Photo showing the plot (prior to removal of garage and excavations)



THE PLOT – EX4 4SD

This is an increasingly rare opportunity to acquire a single building plot located in a sought after area of Exeter, within easy reach of both the City centre and the University. The plot benefits from commenced planning approval for a new detached house, designed by the well regarded architect Nick Gilbert-Scott. The proposed dwelling takes the form of a two storey house with a gross internal floor area extending to c. 122sqm / 1313 sqft. The property is shown with 3 bedrooms, but the possibility may exist, subject to all requisite consents, of further accommodation within the roof space. The design also incorporates off road parking accessed via folding doors from Hoopern Lane. Works were commenced by the current owner in 2018 and included the demolition of the existing garages, removal of a section of garden and laying part of the required raft foundation. As such Building Regulation Approval is in place (paid for in full) and a structural engineer has been engaged to provide drawings / calculations and methodology for the first phase of construction. In addition, initial SAP calculations have been made and approved.

A large workshop/studio (c. 25sqm) is also included in the sale and could remain on site during the build as a store/site office.

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and a highly rated University. With a population of about 120,000, Exeter combines modern facilities with a sense of the past. Cafés, restaurants, pubs and modern shops mix with historic buildings. This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country. Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

METHOD OF SALE

Offers are invited for this freehold plot.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the plot.

PLANNING & CIL

Planning application ref. 15/0247/03 was approved on appeal on the 11th February 2016 after initial refusal by Exeter City Council. The consent was for the “Demolition of existing double garage and shed for the erection of new two storey dwelling”. A further application reference 16/1066/N-MA was approved on the 19th December 2016 for “Various non-material amendments to approved scheme (15/0247/03)”. Application ref. 17/0072/DIS was then approved on the 17th January 2017 for Discharge of conditions 3,4,7 and 8 of planning application ref. 15/0247/03. The vendor has issued the local authority a commencement notice in regard to Community Infrastructure Levy (CIL) and has successfully applied for and been granted a self-build exemption from this charge. Depending on the nature of a future purchaser, they may also qualify for relief but interested parties should contact Exeter City Council for further information in this regard.

SERVICES

KLP are advised by the vendor that a combined mains sewer and telecoms are located in Hoopern Lane for connection and that mains water, gas, and electricity would be connected at the junction with Pennsylvania Rd. Interested parties are however advised to contact the relevant utility companies to confirm the nearest connection points prior to making any offer.

CONTACT



Newcourt Barton, Clyst Road

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Email: alex@klp.land

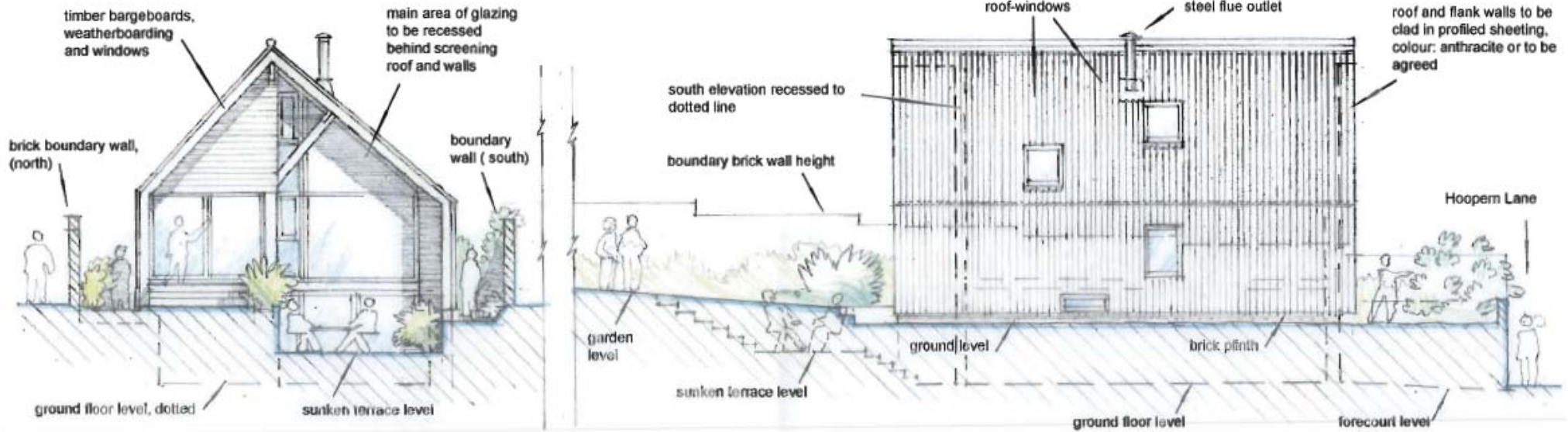
Tel. 01392 879300

Ref: 570/AM

Site Location Plan – not to scale

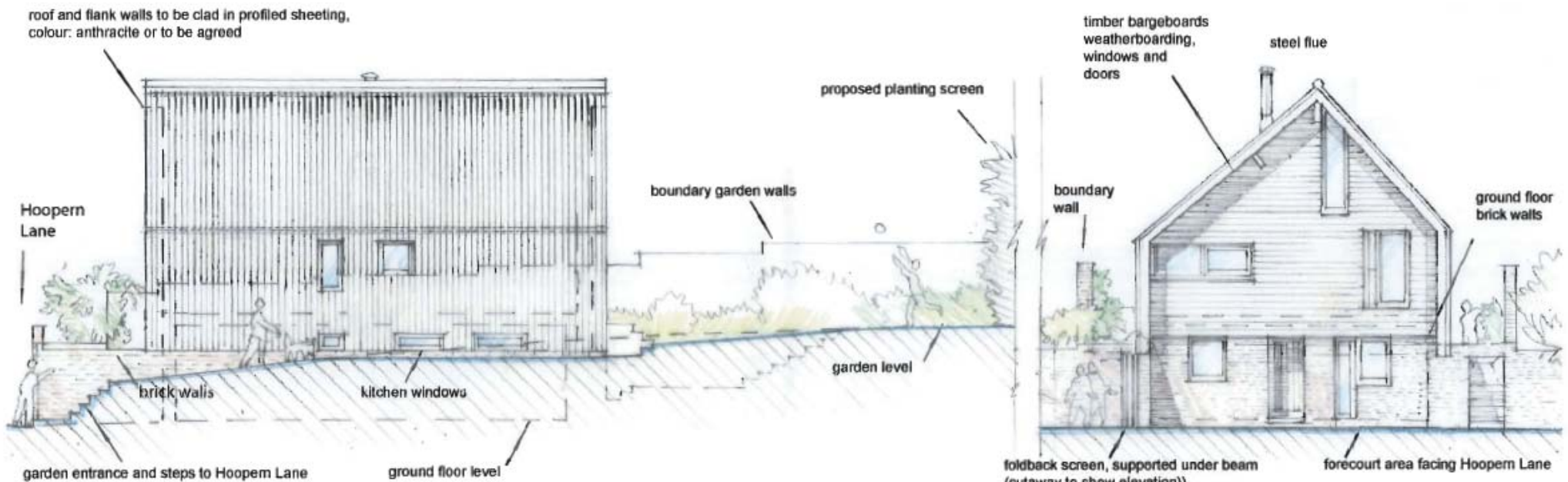


Elevations approved under application ref. 15/0247/03 – not to scale



WEST ELEVATION FACING GARDEN

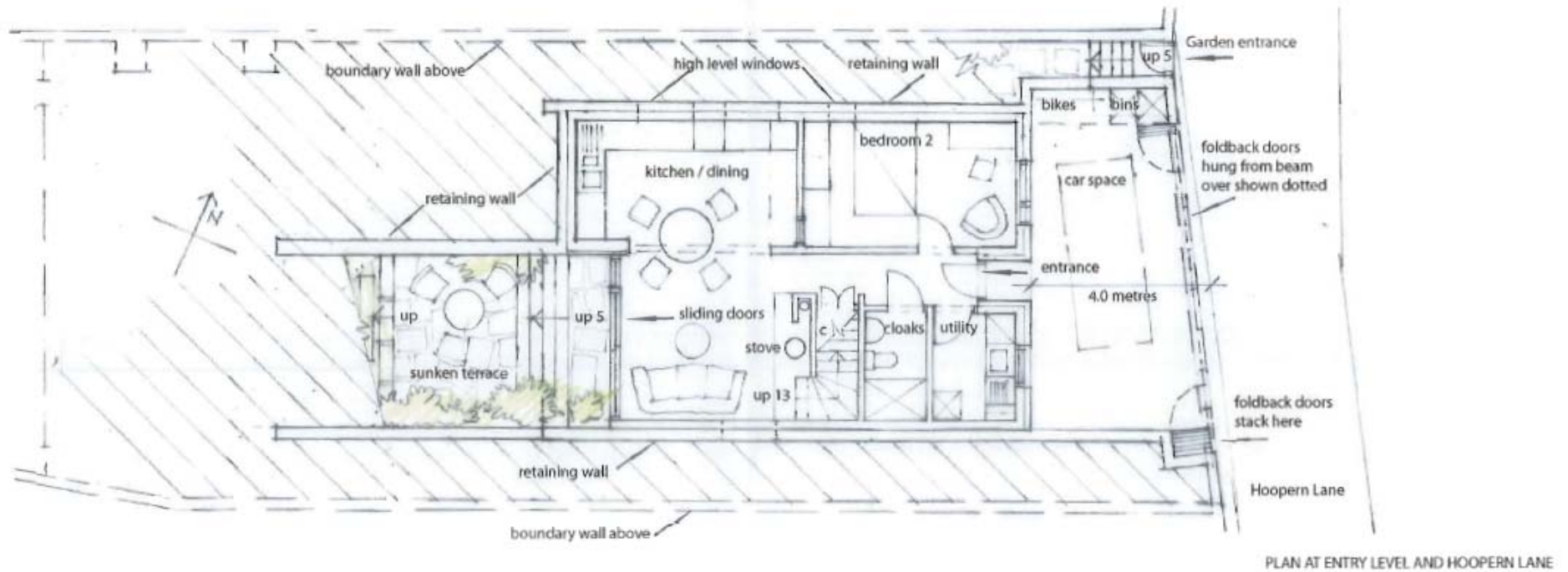
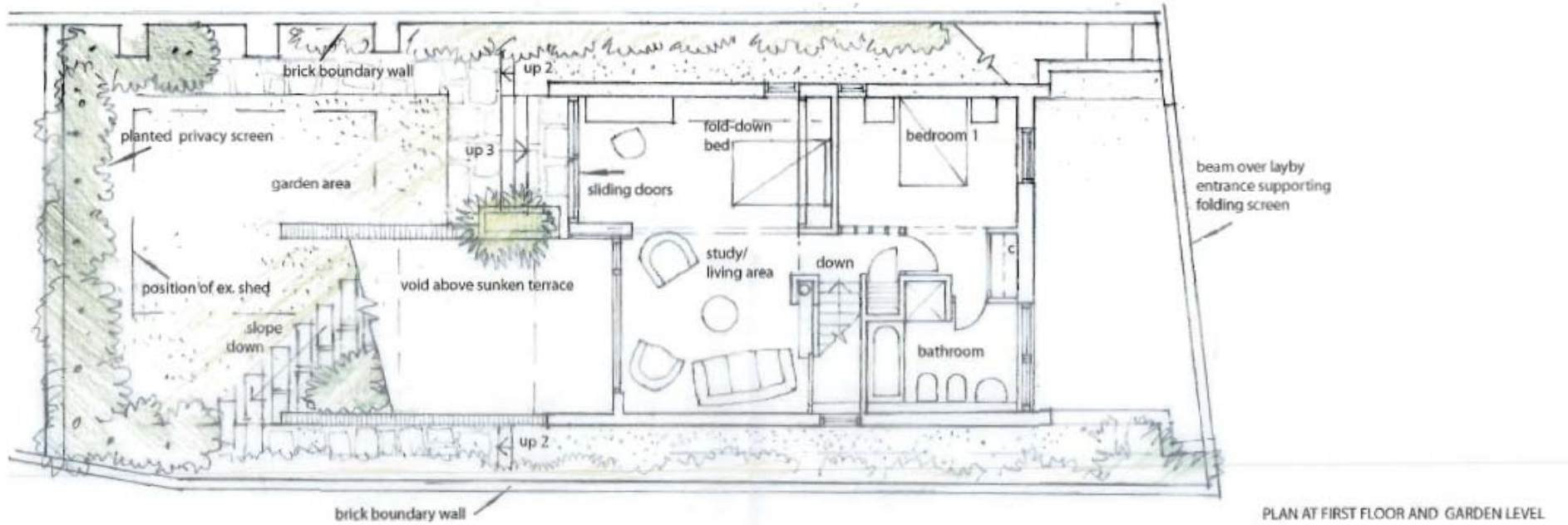
SOUTH ELEVATION

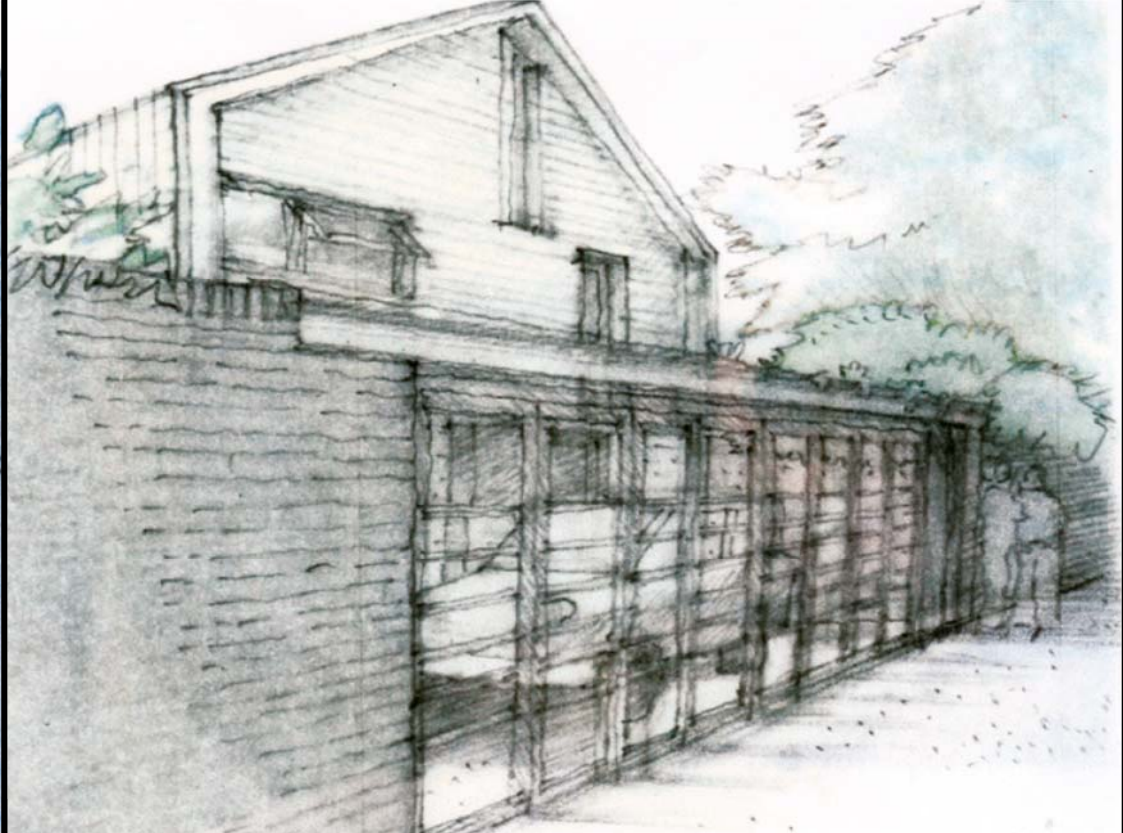


NORTH ELEVATION

EAST ELEVATION FACING HOOPERN LANE

Floorplans approved under application ref. 15/0247/03 – not to scale





Photos showing (top left clockwise) Artists impression of property from Hoopern Lane, Further artists impression, View of current garden (before removal of garage and excavations), View showing excavations undertaken.