

SINGLE BUILDING PLOT FOR DETACHED HOUSE, PINHOE, EXETER

- Detailed planning approval (ref. 20/1446/FUL)
- Proposed detached house with four double bedrooms and car port
- Guide Price £250,000

THE PLOT – EX4 9HF

Kitchener Land and Planning are delighted to offer for sale this single building plot, located at 102 Main Road, Pinhoe, on the edge of Exeter. Detailed planning approval has been granted for the construction of a new contemporary four bedroom detached house with car port to the side.

On the ground floor of the new dwelling, an entrance hall, lounge, open plan kitchen/living/dining area, utility room, and W.C. are proposed. On the first floor, there are four double bedrooms (master en-suite) and family bathroom. The property is proposed to have a gross internal floor area extending c. 144sqm (1550sqft). Externally, the new dwelling will offer a south east facing private garden area, with an open outlook to the east over the surrounding area towards hills and countryside. A timber framed car port is proposed to the side of the new dwelling, with off road parking available for two vehicles. The plot extends to c. 0.065 ha / 0.16 acres.

Interested parties may wish to note that the vendors have full plans and specification drawings for the proposed new dwelling, including SAPS and structural engineering calculations that will be included with the sale.

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.

VIEWING

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

METHOD OF SALE

This freehold plot is and is being offered for sale by private treaty with offers invited from a Guide Price of £250,000. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

PLANNING

Exeter City Council granted detailed planning approval ref. 20/1446/FUL on the 2nd July 2021, granting consent for the construction of a new dwelling with parking, landscaping and associated works. Copies of the planning approval notice and associated plans and documents are available from the Agents upon request.

S106/CIL

The Agents are advised that there are no outstanding S106 liabilities associated with the approved consent, but the proposed development is CIL liable – with a total sum payable of £17,102.13. Please contact Exeter City Council for further information.

UTILITIES

The Agents are advised that mains utilities are located close to the plot - interested parties are however advised to contact the relevant utility providers to confirm the location and capacity of mains services required prior to making any offer.

CONTACT



Newcourt Barton, Clyst Road

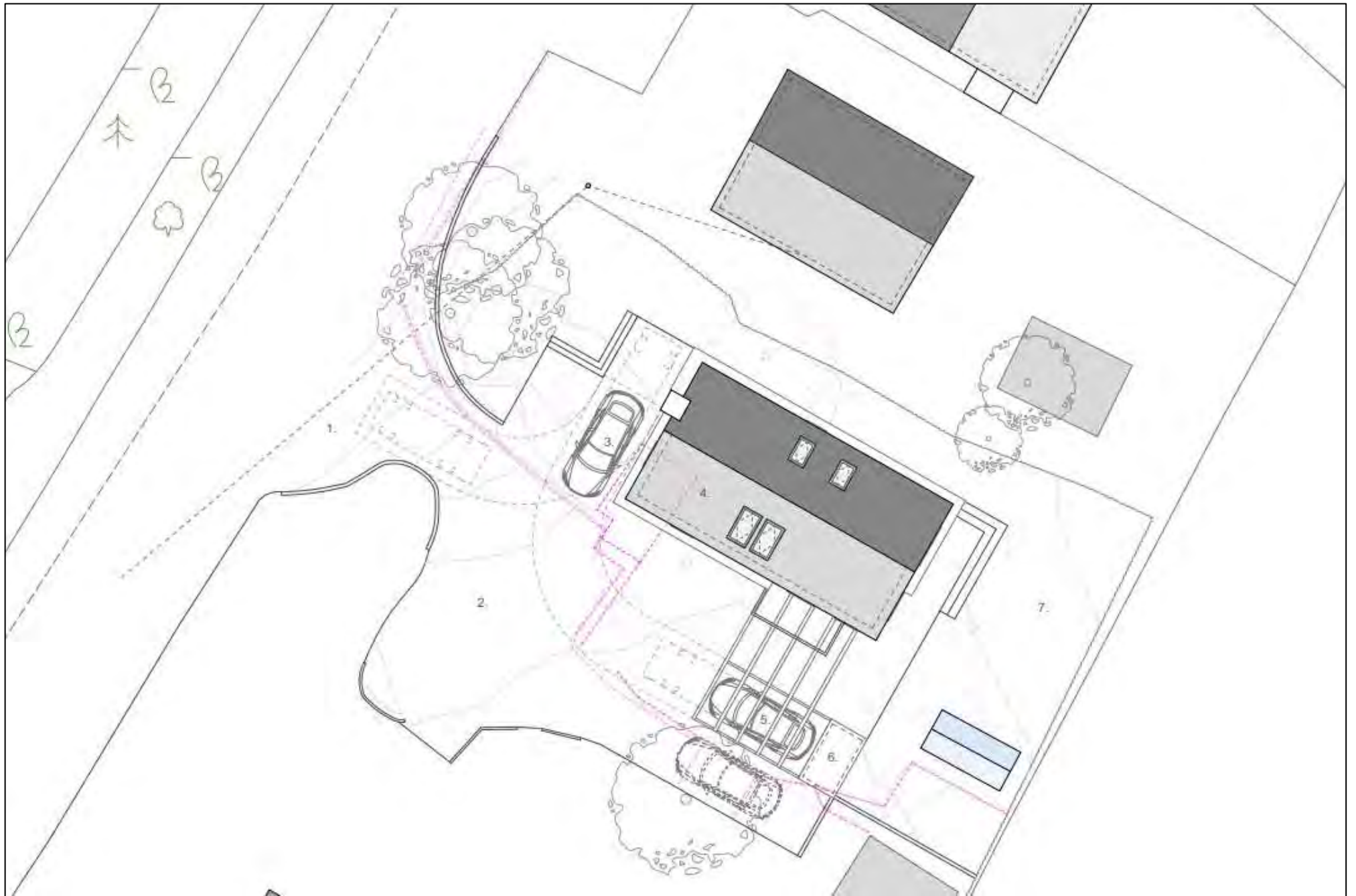
Topsham, Exeter, EX3 0DB

Email: alex@klp.land

Tel. 01392 879300

Ref: 779/AM

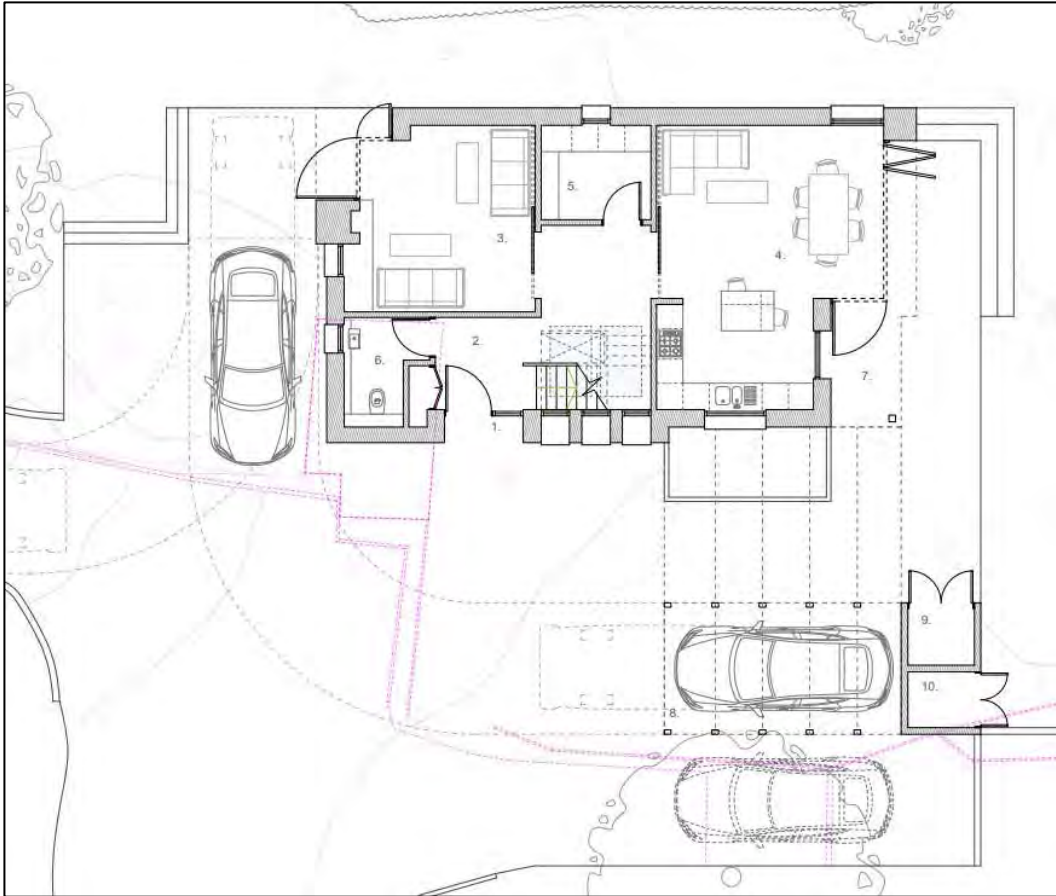
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property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



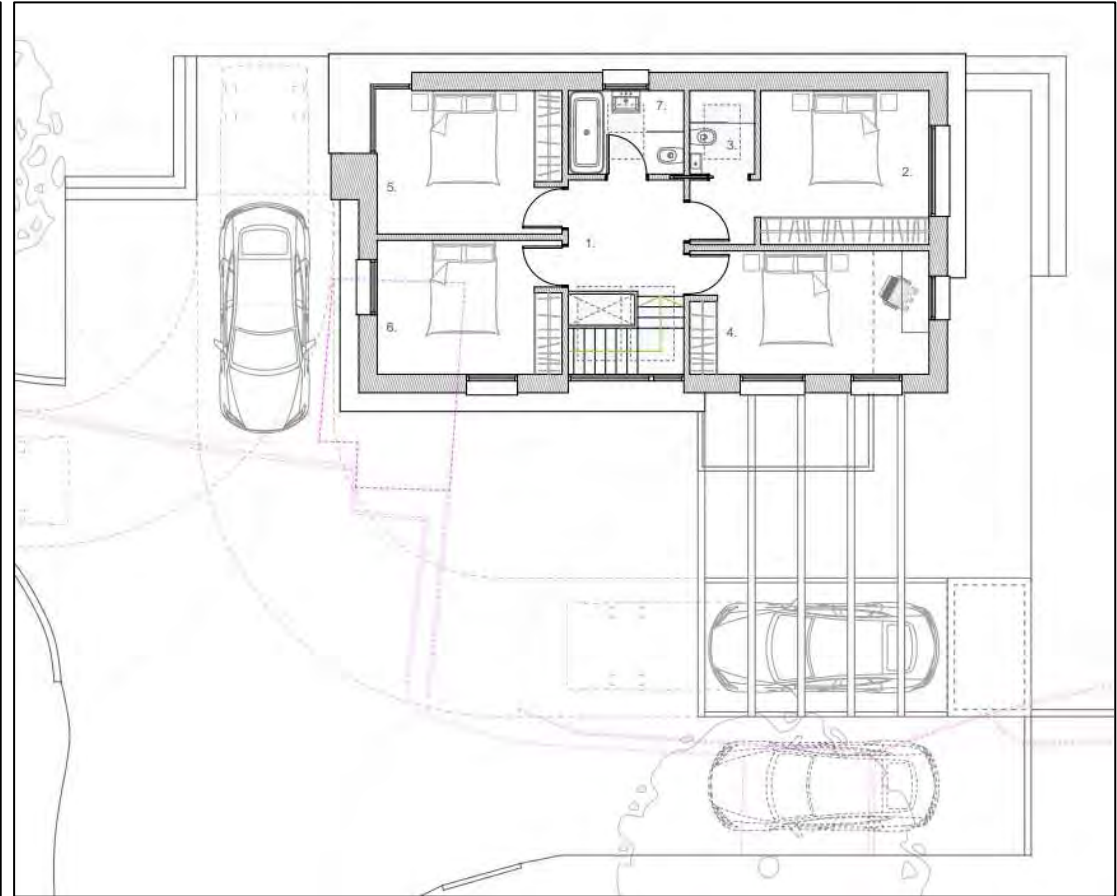
Proposed Site Plan – not to scale

Proposed Floorplans – not to scale

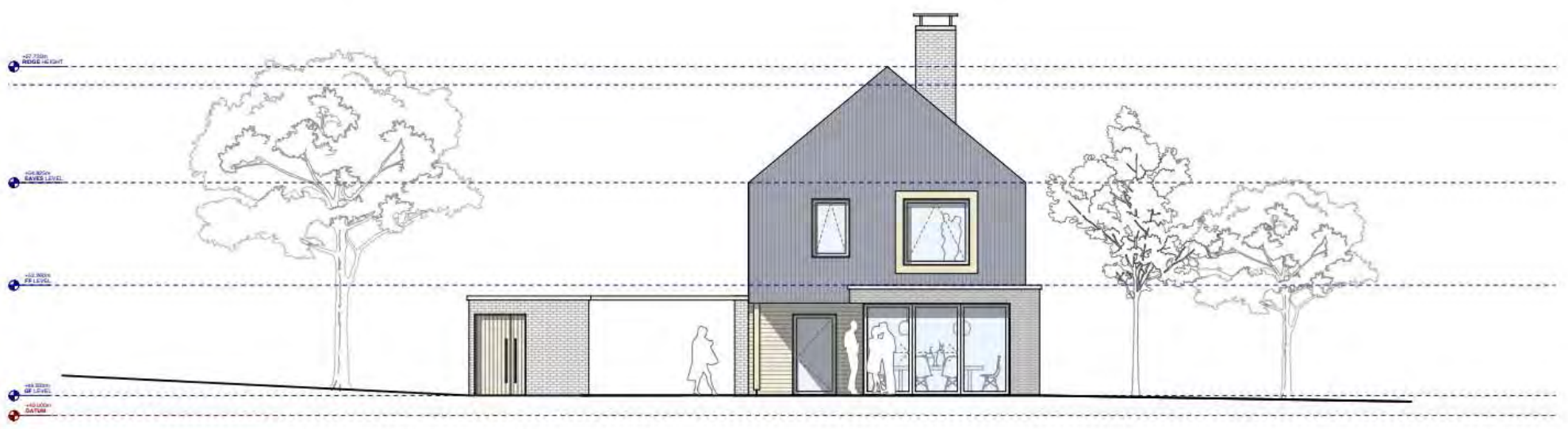
Ground Floor



First Floor



Proposed South (top) and East (bottom) Elevations – Not to scale



GGI image showing an illustrative 3D rear perspective.





Photos (clockwise from top left) showing: View of the cleared plot from Main Road, View showing part of the plot facing west, View showing part of the plot facing east, View from the rear of the plot facing East and showing views.