

DEVELOPMENT SITE FOR 4 DETACHED HOUSES

GOSLING WALK, SEATON, EX12 2FX



- Full Detailed Planning Permission Ref.22/1846/FUL
- Services to boundaries ready for connection
- Offers invited in the region of £450,000



View across the site looking south

THE SITE & SITUATION – EX12 2FX

An opportunity to acquire a development site with the benefit of full detailed planning permission (Ref. 22/1846/FUL) for the erection of 4 detached dwellings. The site is accessed from the end of a recently developed cul-de-sac, with the added benefit of mains services provided to the site entrance and mains adopted drainage running along the southern boundary ready for connection.

The site is located on the northern edge of the East Devon coastal town of Seaton which is situated between the villages of Axmouth and Beer looking out across Lyme Bay on the Jurassic Coast. Seaton beach is about a mile long and ideal for swimming, paddleboarding, kayaking and fishing and is on the South West Coast Path. The town is surrounded by beautiful countryside and villages and has a pedestrianised town centre with many independent shops, cafes, pubs, sports clubs and a thriving community. It is also within close proximity to Colyton Grammar School to the north.

The approved plans are for 2 x detached 3-bedroom houses each with gross internal floor areas of approximately 98sqm (1,055sqft), a 4-bedroom detached house (GIA approx. 118sqm / 1,270sqft) and a larger 4-bedroom detached house (GIA approx. 174sqm / 1,873sqft) all with garages.

The site slopes gently down from north to south and west to east and extends to approximately 0.16 hectares (0.40 acres).

METHOD OF SALE

Offers are invited in the region of £450,000 for the freehold site.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

East Devon District Council granted full detailed planning permission (Ref.22/1846/FUL) for the construction of 4 dwellings on Land off Gosling Walk, Seaton, EX12 2FX on 14th May 2024. An application to discharge pre-commencement conditions (Nos. 3, 5, 6 & 7) was approved on 5th June 2025 (Ref.25/1093/DOC).

We understand that there is no S106 legal agreement associated with this permission, however, CIL payment will be liable for this development and a CIL Liability Notice was issued on 31st May 2024 confirming a liability of £91,319.86. However, all interested parties should confirm this independently with the Local Planning Authority. Copies of the approved plans, planning permission, CIL Liability Notice and associated planning documents are available from the agents.

SERVICES

We understand that mains water and electricity connections have been brought to the site gates in the access road and the adopted mains surface and foul sewers are running down the southern boundary with rights to connect to them in place. However, all interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 968/PT/R2



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

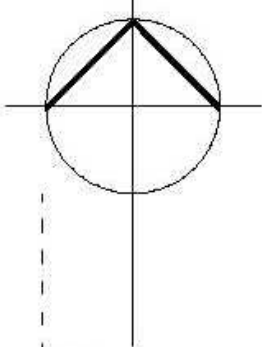
Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

APPROVED SITE LAYOUT PLAN (not to scale)



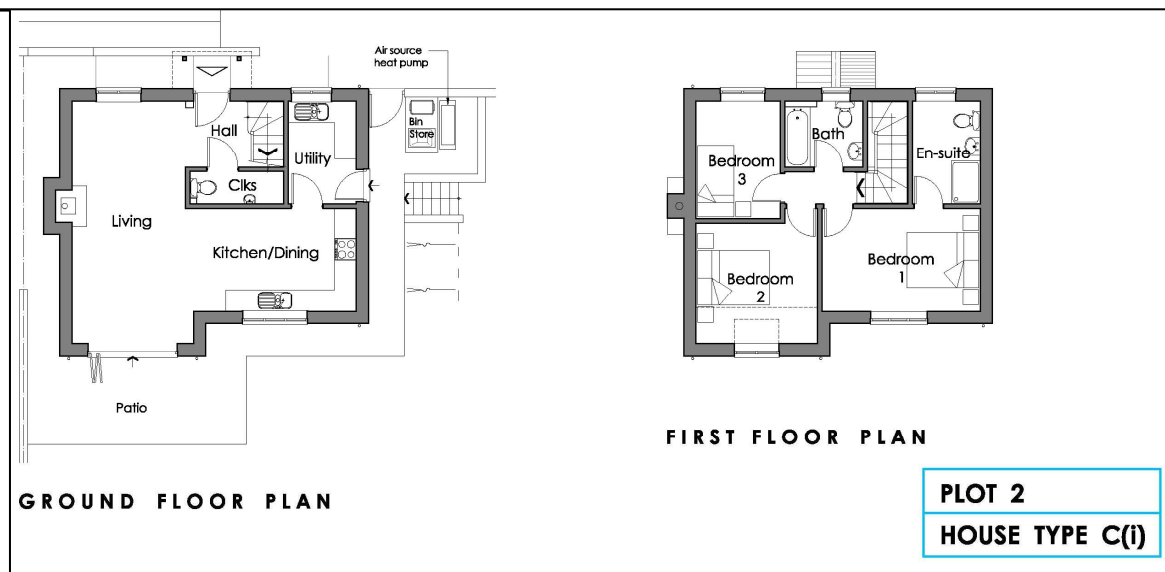
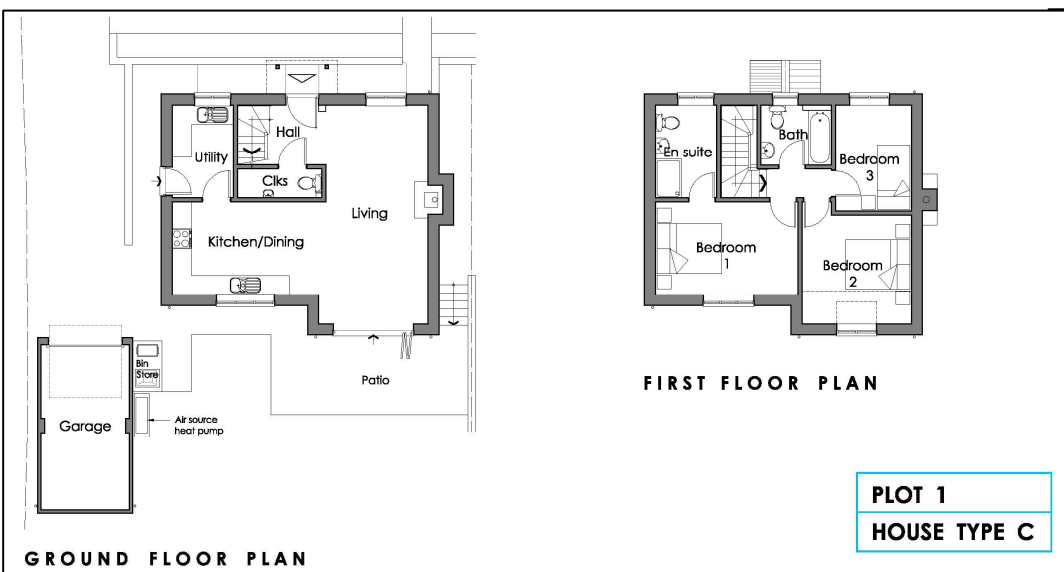
OS LOCATION PLAN (not to scale)



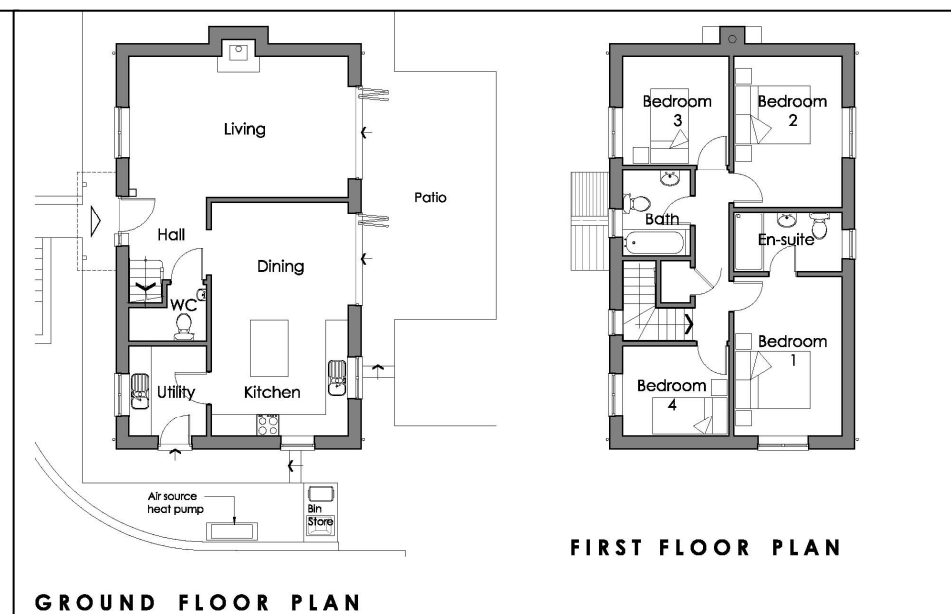
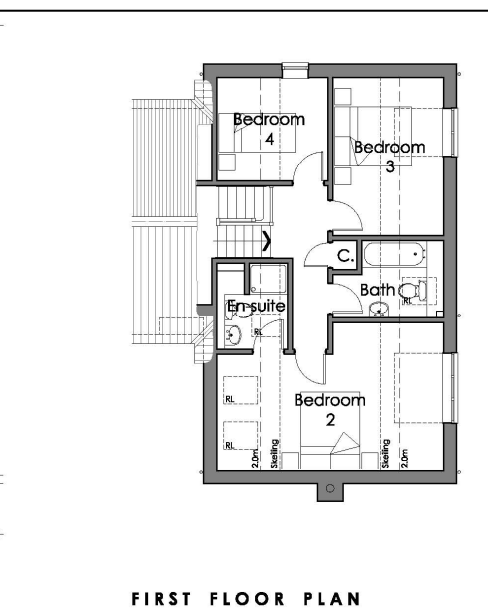
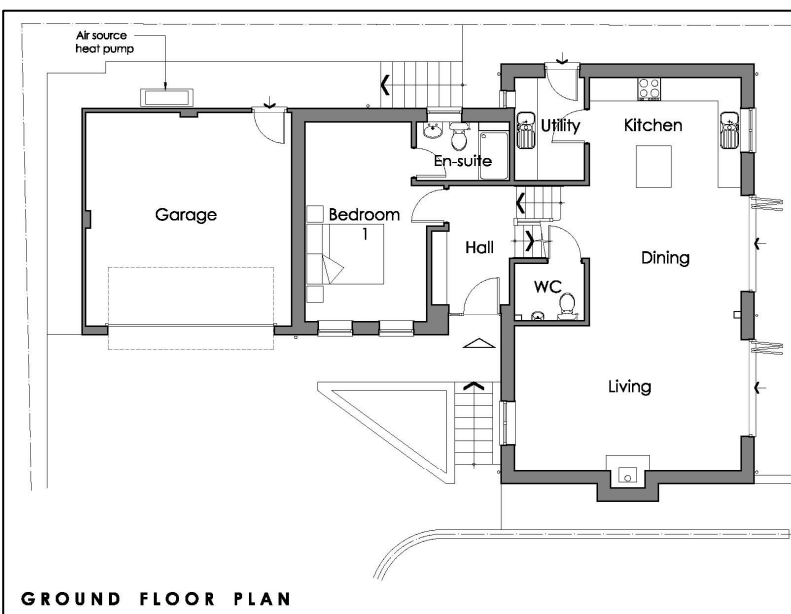


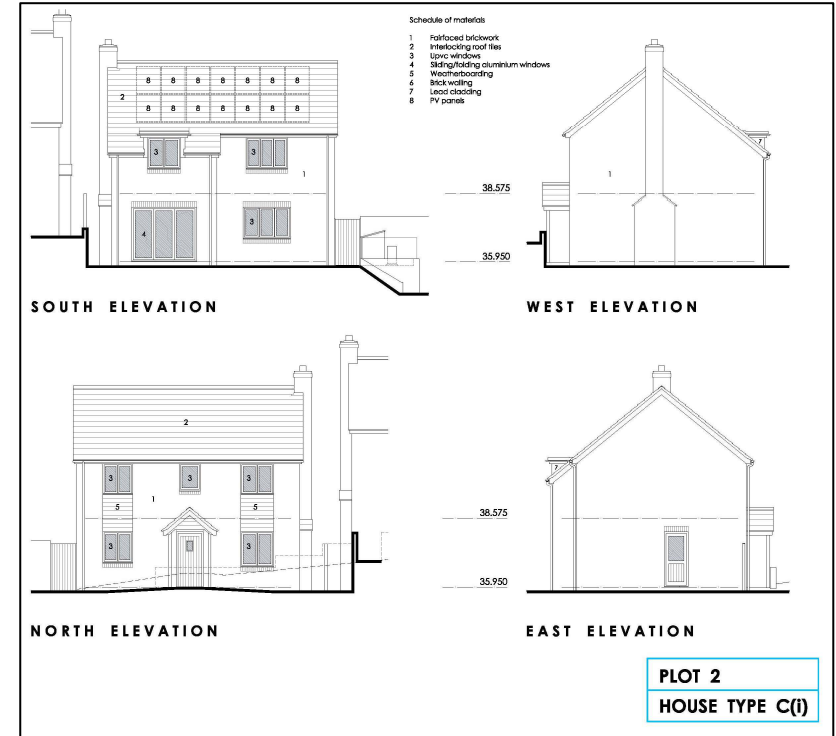
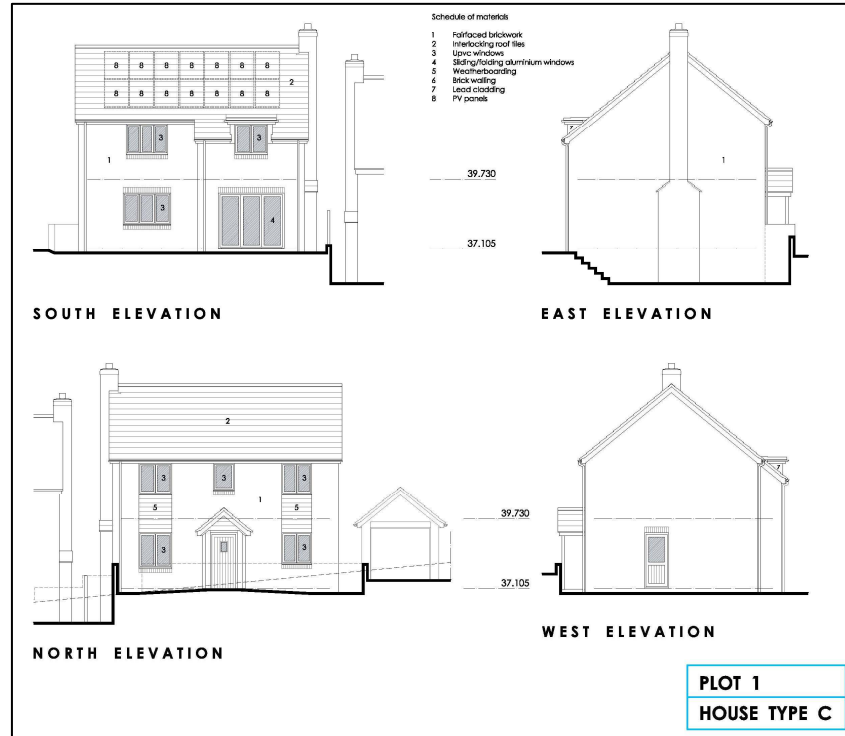
View across site looking North, Gosling Walk access from Rowan Drive, Drainage & services in access road, Site access from Gosling Walk



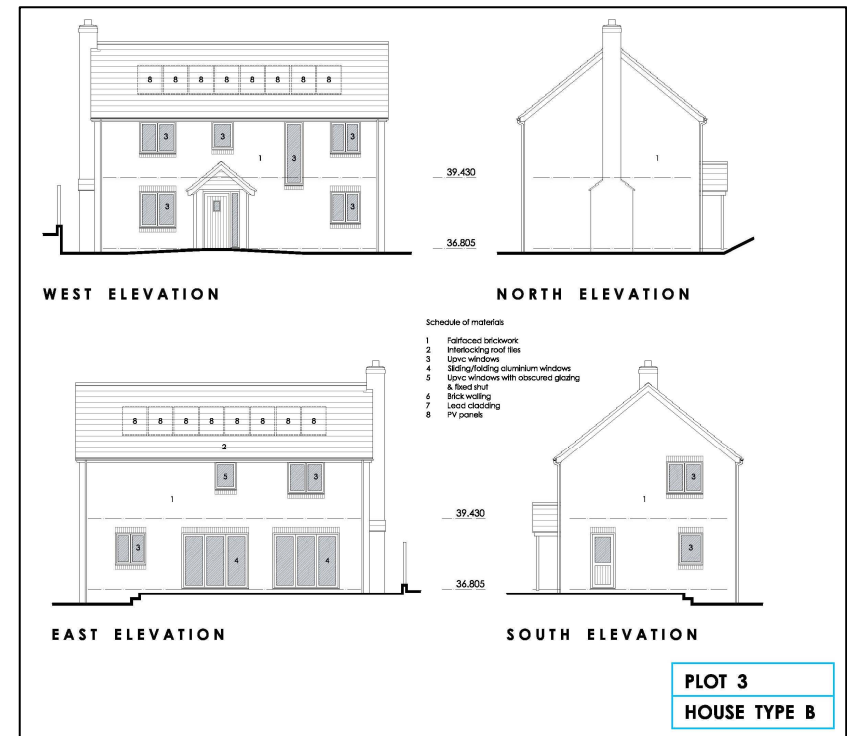
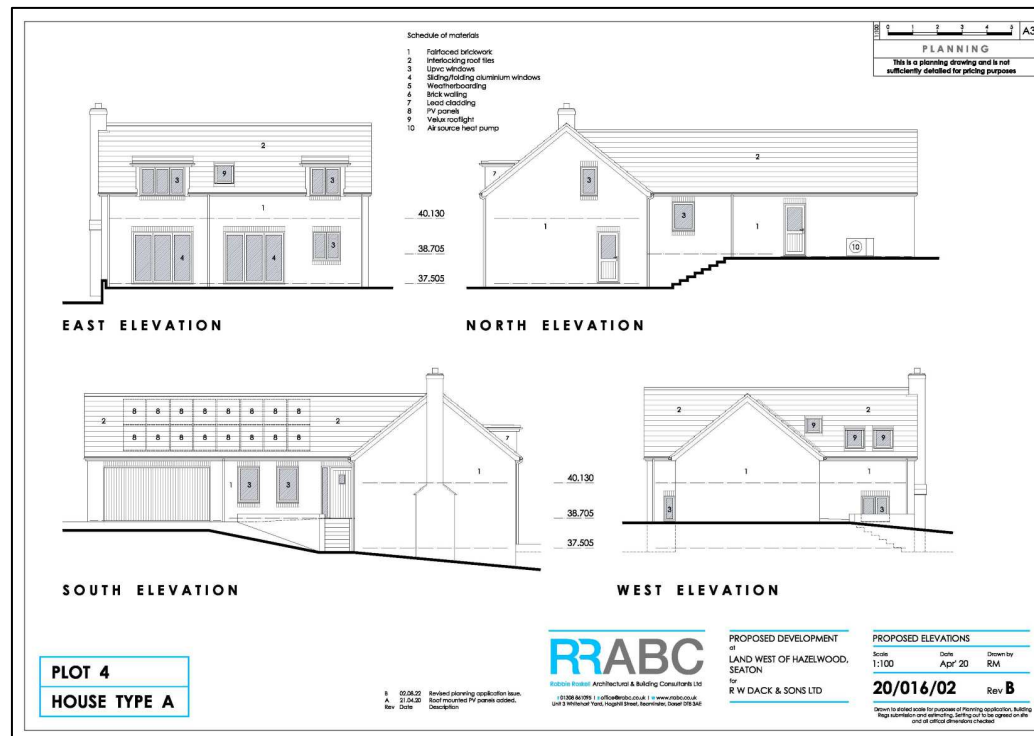


APPROVED FLOOR PLANS FOR PLOTS 1, 2, 3 & 4 (Clockwise from top left, not to scale)





APPROVED ELEVATION PLANS FOR PLOTS 1, 2, 3 & 4 (Clockwise from top left, not to scale)





SITE

ROMAN DRIVE

HAREPATH ROAD

Google Earth

Google aerial image
showing site with approx. site boundary highlighted

100 m