



Proposed Plans

Hembury View RESI



Honiton Train Station 0.4 miles Sidmouth 10 miles

Unique town centre plot for detached dwelling and garden room. Parking and outbuildings.

- Town centre plot
- Full planning
- Ref 22/0887/FUL (dated 26.07.2022)
- Parking
- Garden room & outbuildings
- Plot About 357 sqm (0.09 acres)
- Freehold
- Council tax band TBC

**Offers In Excess Of
£150,000**



SITUATION

This unique plot is located in the heart of Honiton within a very short walk of the High Street, which is renowned as an antique centre and its weekly street market. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools. Honiton is served by a mainline rail station with hourly service to London Waterloo and benefits from fantastic access to the A30.

Exeter, to the west offers excellent shopping facilities, mainline rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

DESCRIPTION

This unique plot is in a partly walled garden with numerous outbuildings including a 'garden room,' currently used as temporary accommodation by the sellers. There is an old restored garden store plus useful storage sheds.

Extending to about 357 sqm (0.09 acres) the gently sloping plot has planning consent (Ref 22/0887/FUL, dated 26.07.2022) for a detached single storey property with a large loft room. Indicative plans shown on these particulars are taken from the planning drawings, illustrating the layout including an open plan living space, bathroom, shower room and staircase to a loft room. There is consent for a PV array on

the roof. As part of the planning consent it allows the retention of the 'garden room'

ACCESS

There is vehicular access via a lane to Clapper Lane and a pedestrian access along St/ Johns Close to the High Street.

SERVICES

Mains water, electric and drainage are connected. Purchasers to make their own enquiries. Quotes have been obtained for connections.

WHAT3WORDS POSITION

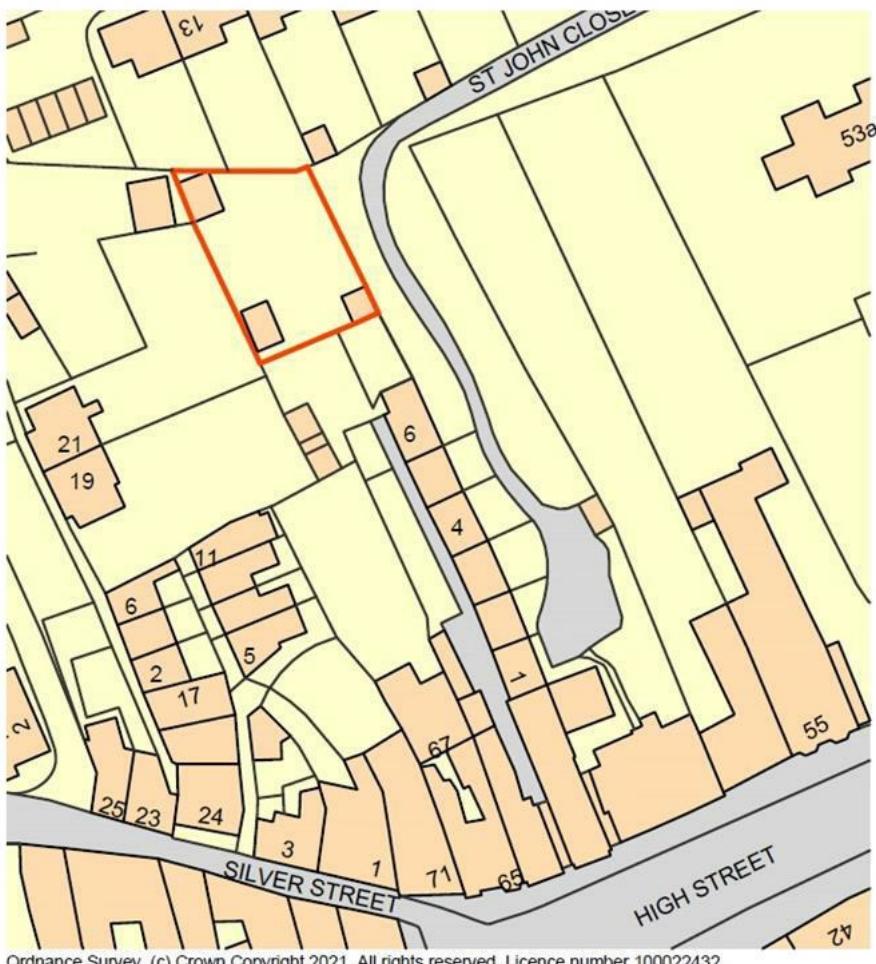
//drag.shared.certified

NOTE: Any description in these particulars is given without responsibility on the part of the vendor or lessor, or of the agents, and is intended to give a fair and accurate description of the property, its condition and its contents. It does not constitute any part of a legal contract. Measurements are approximate. The property is sold with all its rights and liabilities. The property is sold with all its rights and liabilities.

client: GORDON BROWN
project: PROPOSED NEW DWELLING,
CLAPPER LANE,
HONITON, DEVON EX14 1PN
PROPOSED PLANS
date: JANUARY 2022
drawn by: N.P.
scale: 1:50
date in millimetres: 150 x 45
drawing number: 2204/09/04

MPA





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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(A) plus A	
(B)	
(C) (D)	
(E) (F)	
(G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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