



Proposed Plans

Hembury View RESI

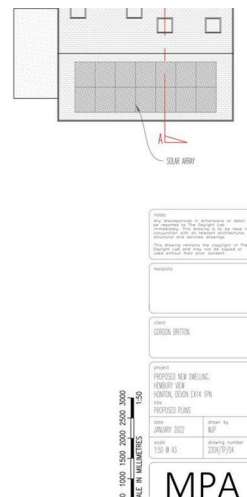
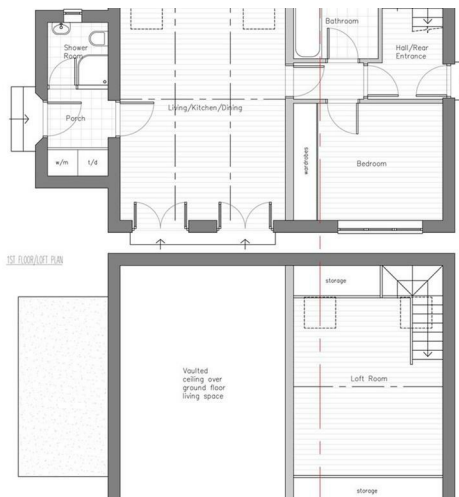


Honiton Train Station 0.4 miles Sidmouth
10 miles

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 enquires. Quotes have been obtained for connections.

WHAT3WORDS POSITION

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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