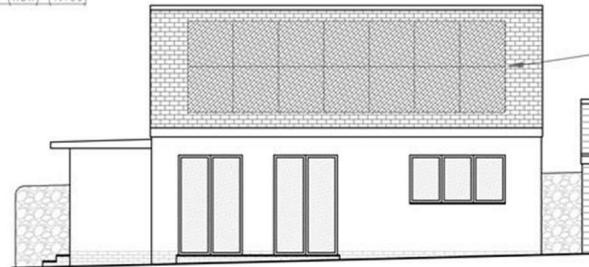
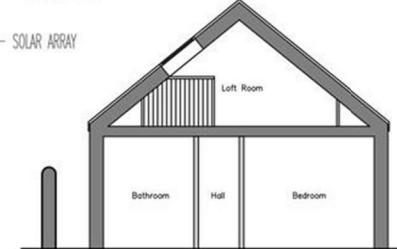


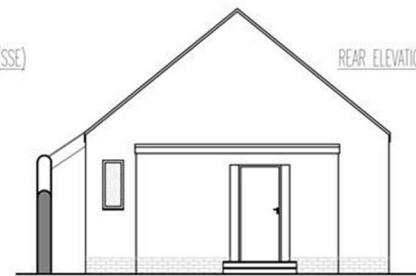
FRONT ELEVATION (WSW) (1:100)



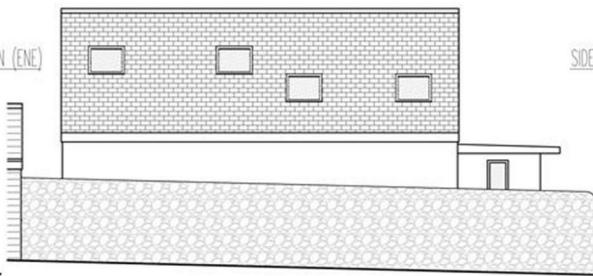
SECTION A-A



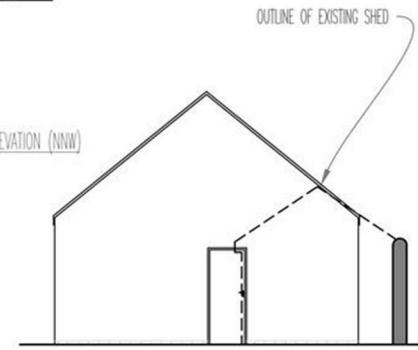
SIDE ELEVATION (SSC)



REAR ELEVATION (ENE)



SIDE ELEVATION (NNW)



0 1.0 2.0 3.0 4.0 5.0 6.0
BAR SCALE IN METRES
1:100

notes
Any discrepancies in dimensions or detail to be reported to The Daylight Lab immediately. This drawing is to be read in conjunction with all relevant architectural, structural and services drawings.

This drawing remains the copyright of The Daylight Lab and may not be copied or used without their prior consent.

revisions

client
GORDON BRITTON

project
PROPOSED NEW DWELLING,
HENBURY VIEW
HONITON, DEVON EX14 1PN
title
PROPOSED ELEVATIONS

date
JANUARY 2022

drawn by
WJP

scale
1:100 @ A3

drawing number
2204/TP/06

MRA



STAGS

Hembury View



Hembury View

St John Close, Honiton, Devon, EX14 1PN

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
- Ref 22/0887/FUL (dated 26.07.2022)
- Garden room & outbuildings
- Freehold
- Full planning
- Parking
- Plot About 357 sqm (0.09 acres)
- 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 understood to be onsite but not connected. Purchasers to make their own enquiries. Quotes have been obtained for connections.

WHAT3WORDS POSITION

///drag.shared.certified



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 plus) | 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 | |

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London