



Bedgales Smallholding

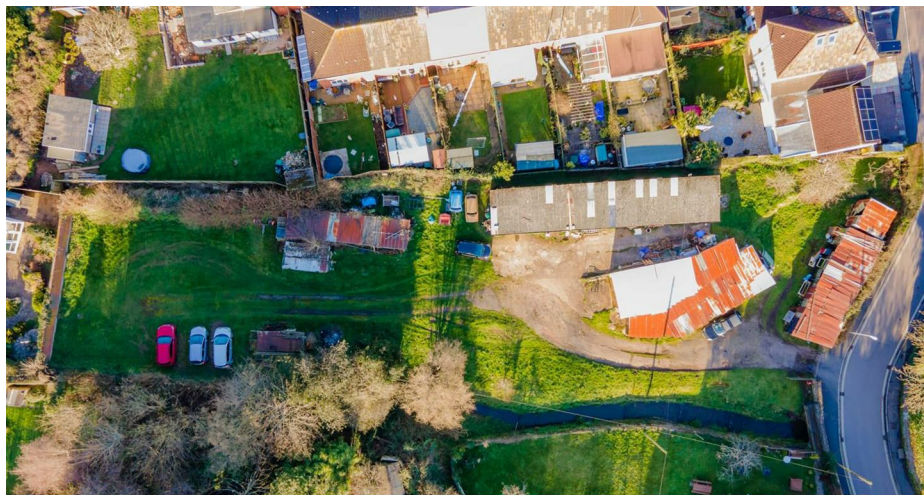


Sidmouth Sea Front 1.4 miles Honiton 8 miles Exeter 14 miles

Development situated in a quiet residential location of Sidmouth

- Outline consent for 7 dwellings
- Ref 20/0393/OUT(dated 30th July 2020)
- Residential area
- Popular location
- Drainage on site
- Road access
- Total site 0.48 acres (0.194 ha)

Guide Price £650,000



DESCRIPTION

This unique development opportunity is located in a quiet residential area of the popular Regency town of Sidmouth. Set back from the main road and off Manstone Avenue not far from Waitrose, the site has good access to the town and beach to the south, and the rolling countryside of East Devon to the north.

SITUATION

Sidmouth, located along the stunning Jurassic Coastline in East Devon, is famed for its range of historic buildings, wide promenade and clean beaches. With a lively local community, the town supports a wide range of facilities including independent shops, banks, theatre, cinema and sports centre with swimming pool.

ACCOMMODATION

This unique site gained outline consent for seven dwellings (all matters reserved), demolishing the current outbuildings. An indicative site plan show one detached bungalow, a pair of semi-detached cottages and a terrace of 4, alongside a parking area.

Planning documents and additional plans can be found on the East Devon District Council Planning Website, use ref 20/0393/OUT.

OUTSIDE

Access off the council Lane the total site extends to approximately X acres with a number of single storey outbuildings to be demolished. The site is bordered by Woolbrook Stream to the south west. The vendors intend to retain an area to the front of the site, for three car park spaces for nearby cottages, which will need to be incorporated into the scheme.

SERVICES

No services are currently connected, although we understand there is mains drainage which crosses the site. Purchasers to make their own enquires of the various utilities.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

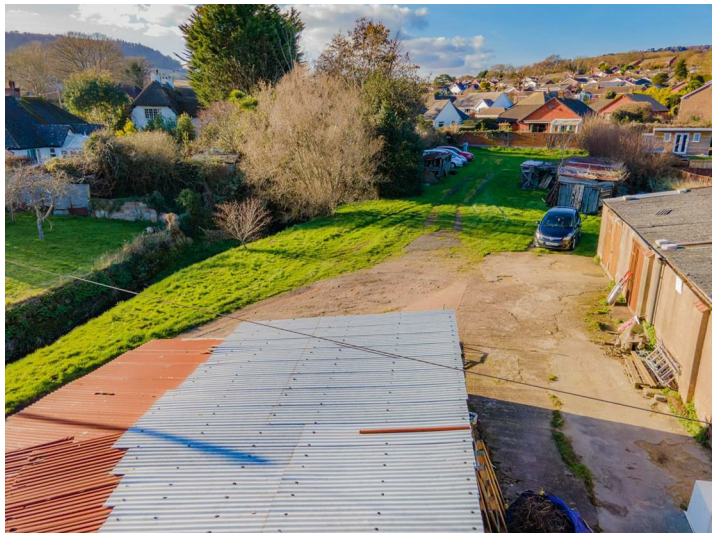
Purchasers you should make their own enquiries in relation to community infrastructure levy, which is based on the sq m of the development to be built, subject to a reserved matters application.

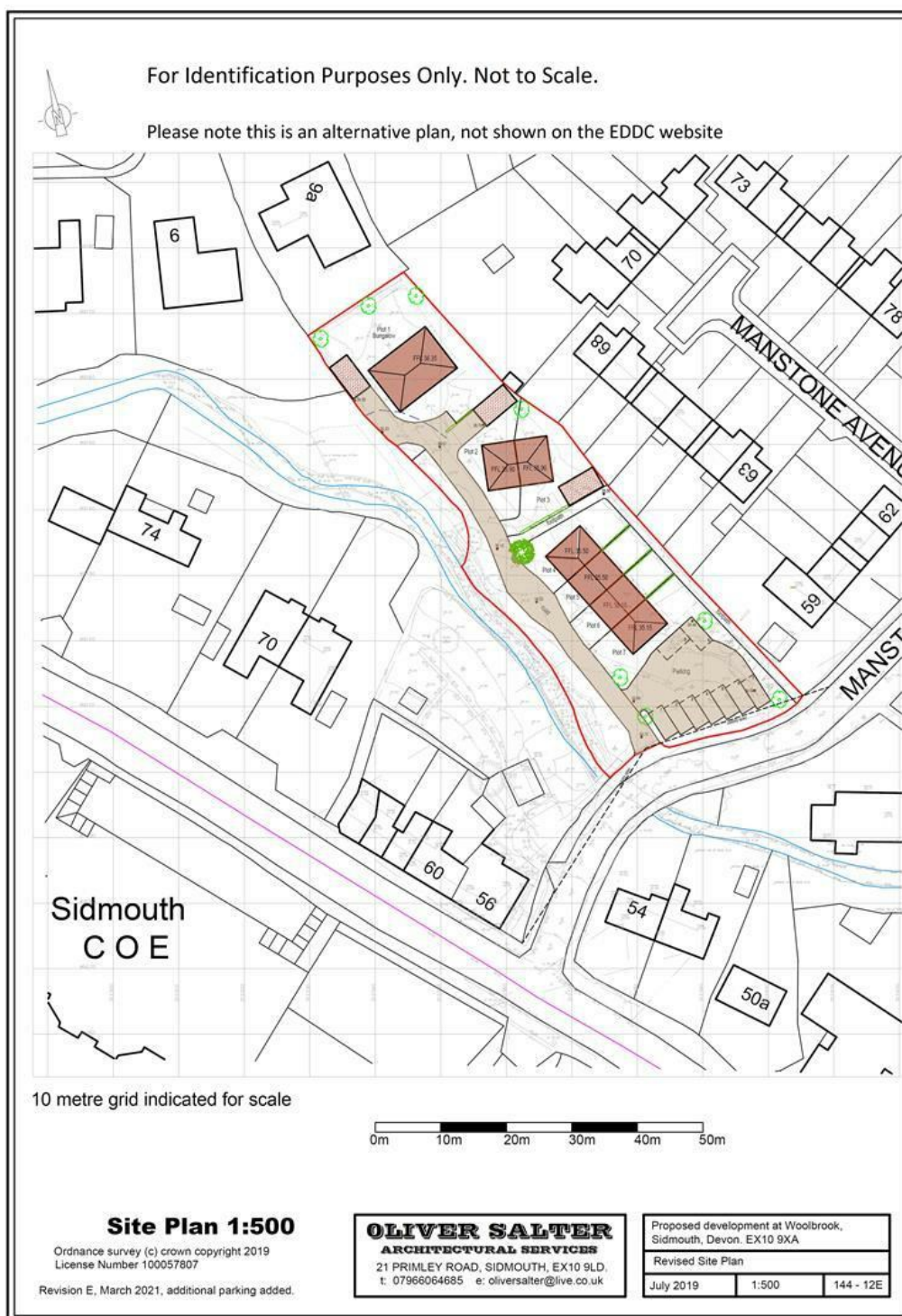
DIRECTIONS

From the centre of Sidmouth head out on Temple Street (A375) going north. Turn left into Arcot Road straight over the mini roundabouts continuing into Woolbrook Road past Balfour Arms and after a short distance turn right into Manstone Avenue. The site is located on your left as you cross the stream.

VIEWING

Viewings by appointment only.





These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	