



Land at St Albans Close, Exeter, EX4 2NE

Development site with full planning permission for two semi detached and a detached dwelling.

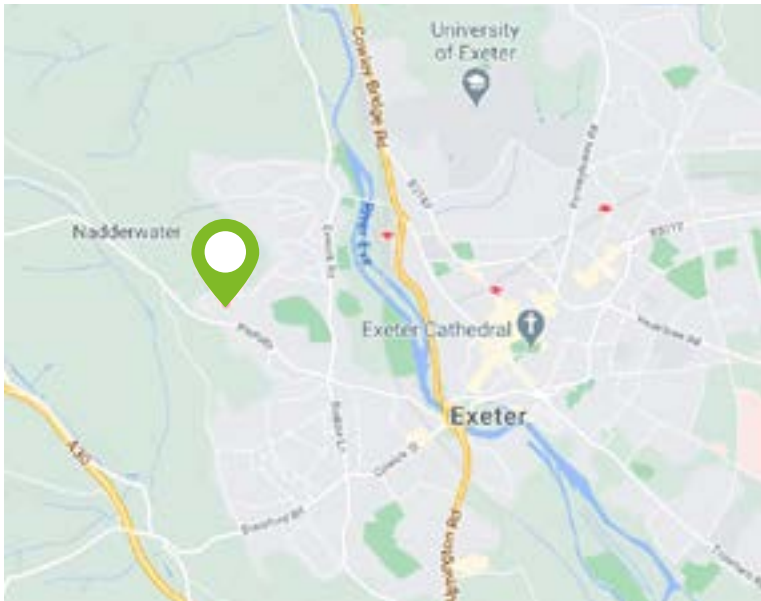
Guide price £90,000 - £100,000

complete.

thoroughly good property agents

The Site

Land at St Albans Close,
Exeter, EX4 2NE



[Go to Google maps >](#)



Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

01626 832 063

land@completeproperty.co.uk

Contents

- [About the plot >](#)
- 3** - [Planning >](#)
 - [CIL >](#)
- 4** - [Method of Sale >](#)
 - [Viewing >](#)
- 5** - [Site location plan >](#)
- 6** - [Site plan >](#)
- 7** - [Proposed Elevations >](#)
- 8** - [Proposed House types >](#)
- 9** - [Proposed Floor Plans >](#)



[Click here to see all of the relating documents to this site](#)



THE PLOT

This unique development opportunity is located in Exwick. A north Western suburb of the city of Exeter with planning for two semi detached and a detached dwelling. The site has been designed to take 3 homes ranging from 1030 SQFT to 1215 SQFT on approximately 0.13 acres of land with rear Gardens and parking. The site consists a large section of existing garden area currently associated with no.26 St Albans Close, located on the north side of the property and borders St Albans Close and Chelmsford Road to the North. One of the key characteristics of the site is its steep topography sloping from south to north with a level difference of approximately 8m in height. The site is a short drive to the city of Exeter and walking distance to available bus routes.

Planning

Full planning permission for Construction of two semi and one detached dwelling with access, parking, landscaping and associated works under planning reference 20/0714/FUL.



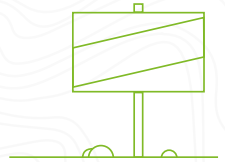
[Click the button to view the Planning Application in full.](#)

CIL

The site will be liable for CIL for £42,198.84



Method of Sale



For sale by public auction on 28th April 2022 from 10am. For more information please contact our Land department:

01626 832 063 | land@completeproperty.co.uk

Or our Joint agent Charles Darrow Auctions, Newton Abbot, **01626 572894**.

Viewing

This site is viewable by appointment only. Please get in touch with Will Smith at Complete Land and New Homes to book your appointment or if you have any questions about the site.

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Site location plan



Site plan



not to scale

Site Elevations

not to scale



South Elevation As Proposed



West Elevation As Proposed



North Elevation As Proposed



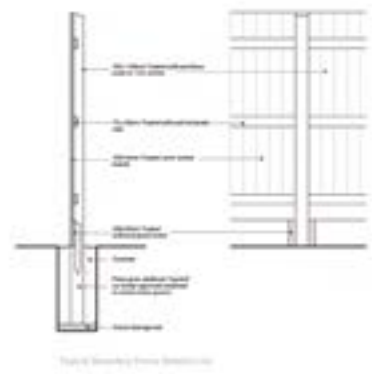
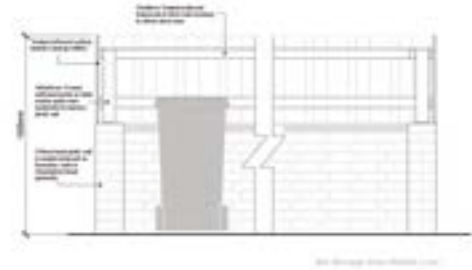
East Elevation As Proposed

Proposed house types



Proposed Floor plans

not to scale



- LEGEND**
- 1. External Wall
 - 2. Internal Wall
 - 3. Floor Slab
 - 4. Ceiling
 - 5. Staircase
 - 6. Window
 - 7. Door
 - 8. Glass Balustrade
 - 9. Glass Partition
 - 10. Glass Wall
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Or our joint agent, Charles Darrow Auctions, Newton Abbot,

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