



The Steam Laundry, Laundry Lane, Sidford,
Sidmouth, Devon, EX10 9QR

Development opportunity - Victorian industrial buildings
with PP to convert to 3 unique homes & a new B1 unit

Sidmouth Sea Front 1.9 miles

- Victorian Industrial Building • PP for 3 Houses & 1 live/work • Ref 18/1169/FUL • Full Planning Consent • 3 x 4 Beds • 1 Bed live/work unit • B1 Commercial unit 1,593 sqft • Mains services nearby •

Offers in excess of £500,000

01404 45885 | honiton@stags.co.uk

SITUATION

This unique development opportunity is set back from the main road and positioned on the edge of Sidford, just outside of the Regency town of Sidmouth. Located next to the cycle path, there is easy access into the town via The Byes.

The Regency town of Sidmouth, located along the stunning Jurassic Coastline in East Devon, is famed for its range of historic buildings, fine hotels, 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.

DESCRIPTION

Built in the Victorian era this substantial brick building and outhouses has full planning consent to convert into 4 unique homes looking over the Sid Vale. Operated at one time as a laundry, this former industrial building has a wonderful character and heritage that blends perfectly with a modern conversion and development.

The planning permission granted under ref 18/1169/FUL dated 18 January 2019 illustrates a conversion scheme with three homes in the main building, a live/work unit

and a modern 1,593 sq ft space for B1 office use.

In all the site extends to approximately 0.41 Acres

Full plans can be downloaded from the EDDC planning website or the agents.

SERVICES

Private water from a borehole on site (although mains is thought to be nearby). Mains drainage connection. Mains electric and gas thought to be nearby. Purchasers to make their own enquiries.

BOUNDARY

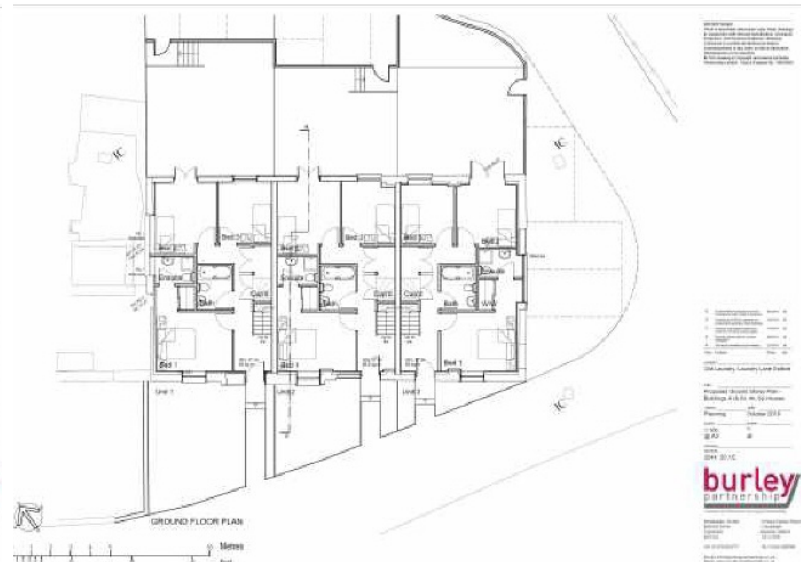
A new boundary is to be erected by the purchasers within 28 days of completion A B, of 1.8 m close-boarded fence or to match adjoining fence. The fence B C to be completed prior to first occupation.

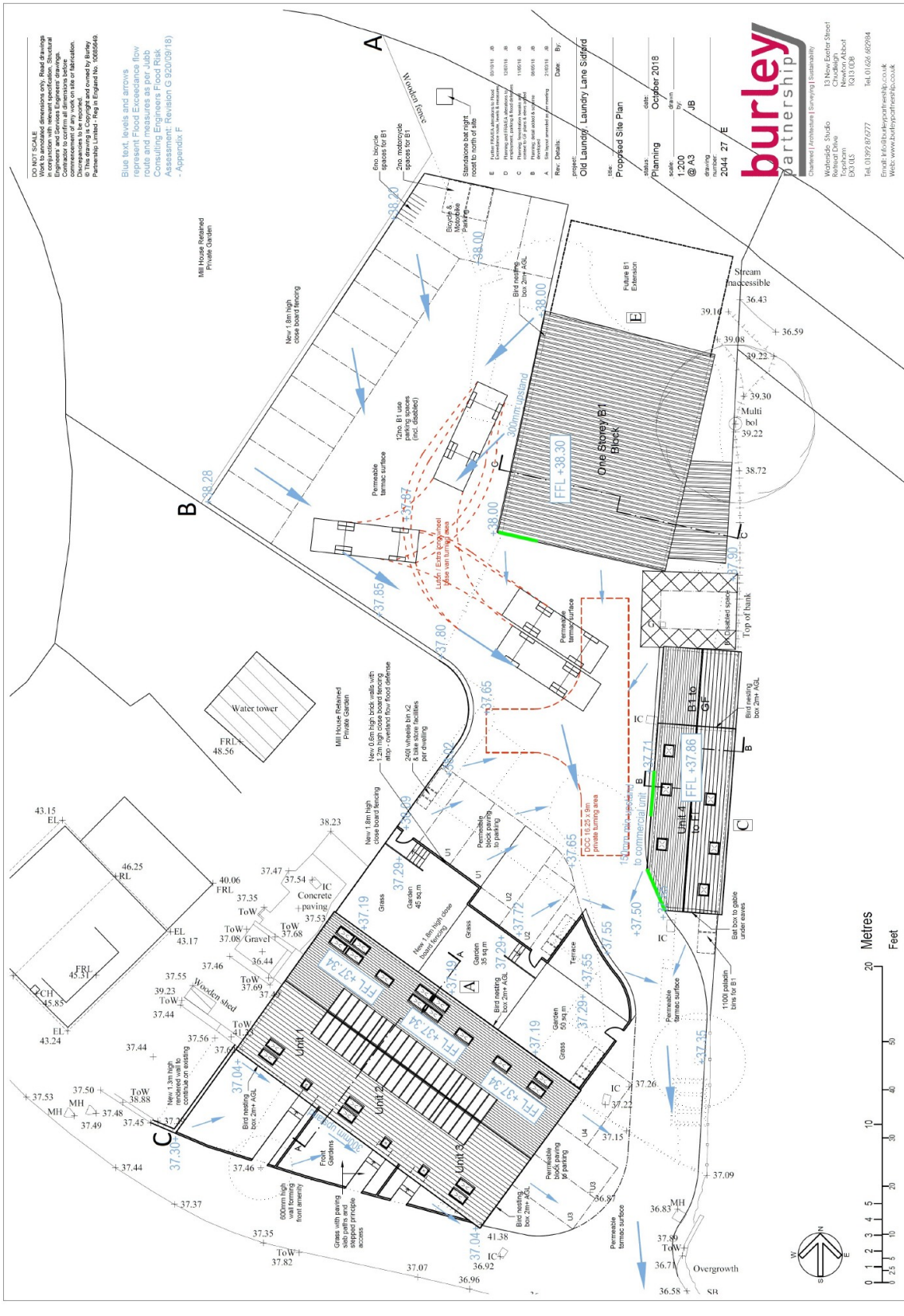
VIEWINGS

Viewings strictly by appointment only after calling Stags. 01404 45885. Access will not be permitted without an appointment.

DIRECTIONS

From the Rising Sun Crossroads, stay on the A3052 past the church on the left and immediately turn left into





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