



Unit 5, Dunkeswell, Honiton, EX14 4LA

# For sale

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Freehold plot of land with estate road frontage

Approximate area: 0.37 Acres (0.15 Hectare)

Suitable for a variety of uses, subject to consents

Sold with vacant possession

Guide price: £175,000

## Location

Dunkeswell is a village in East Devon located close to the Somerset border in the area of the Blackdown Hills, which is designated an Area of Outstanding Natural Beauty. It is situated approximately 5 miles north of Honiton, the main town in the area, linked via the local country lane network. Honiton also includes access onto the A30 dual carriageway. Honiton lies approximately 20 miles east of Exeter via the A30 and provides a direct link to Junction 29 of the M5 motorway.

## Description

A level site of around 0.37 acres (0.15 hectares) which occupies a prominent corner position at the approach to the Dunkeswell Business Park from the village. The site is level and without structures, and has previously been used for Office, storage, café and car sales. It has dropped curb access from Marcus Road. Mains power is available to site.

We understand there are services nearby but not connected to the site.

Title number: DN752451

## Price

The property is offered for sale Freehold, at a guide price of £175,000. Please contact agent for further details.

## Planning

The property has a number of historic applications. Interested parties are advised to make their own enquiries with East Devon's planning department.

## Business Rates

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

## VAT

VAT is not applicable to the sale price.

## Anti Money Laundering

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

## Legal Costs

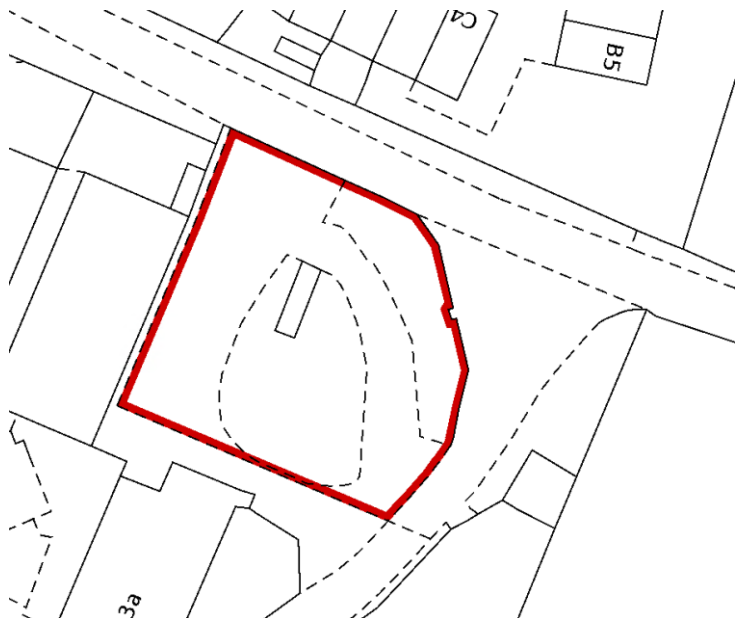
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

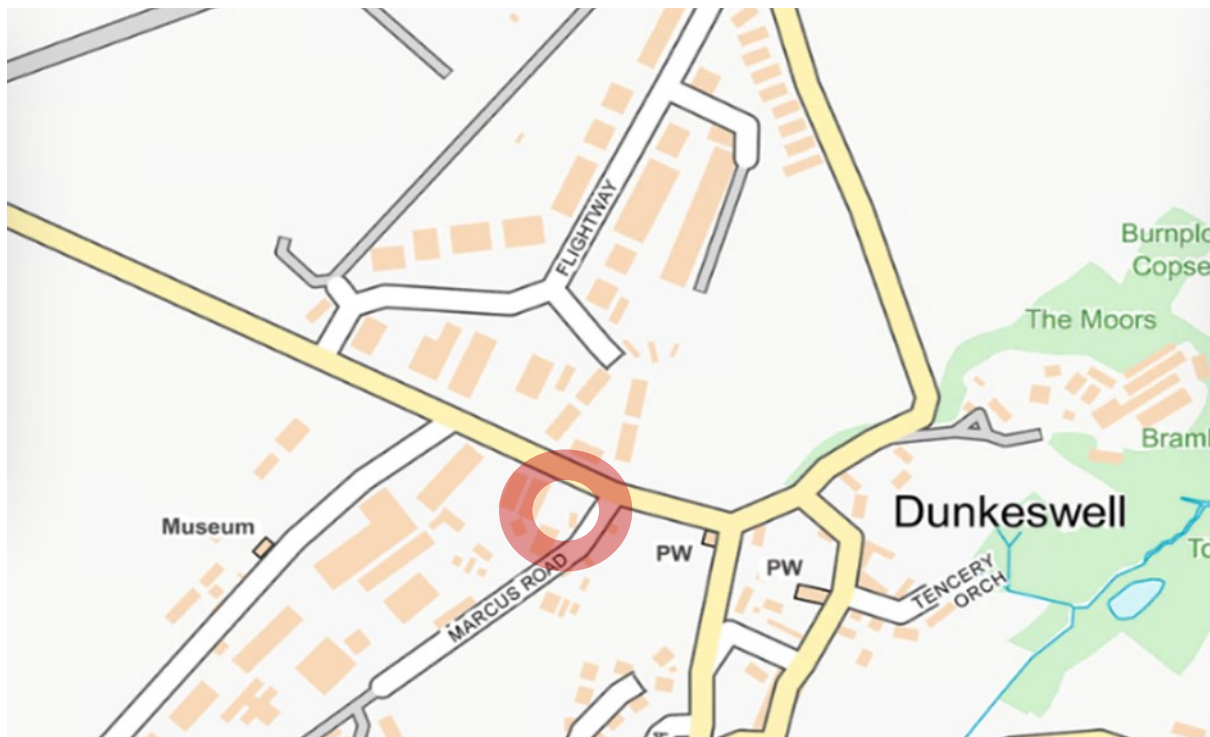
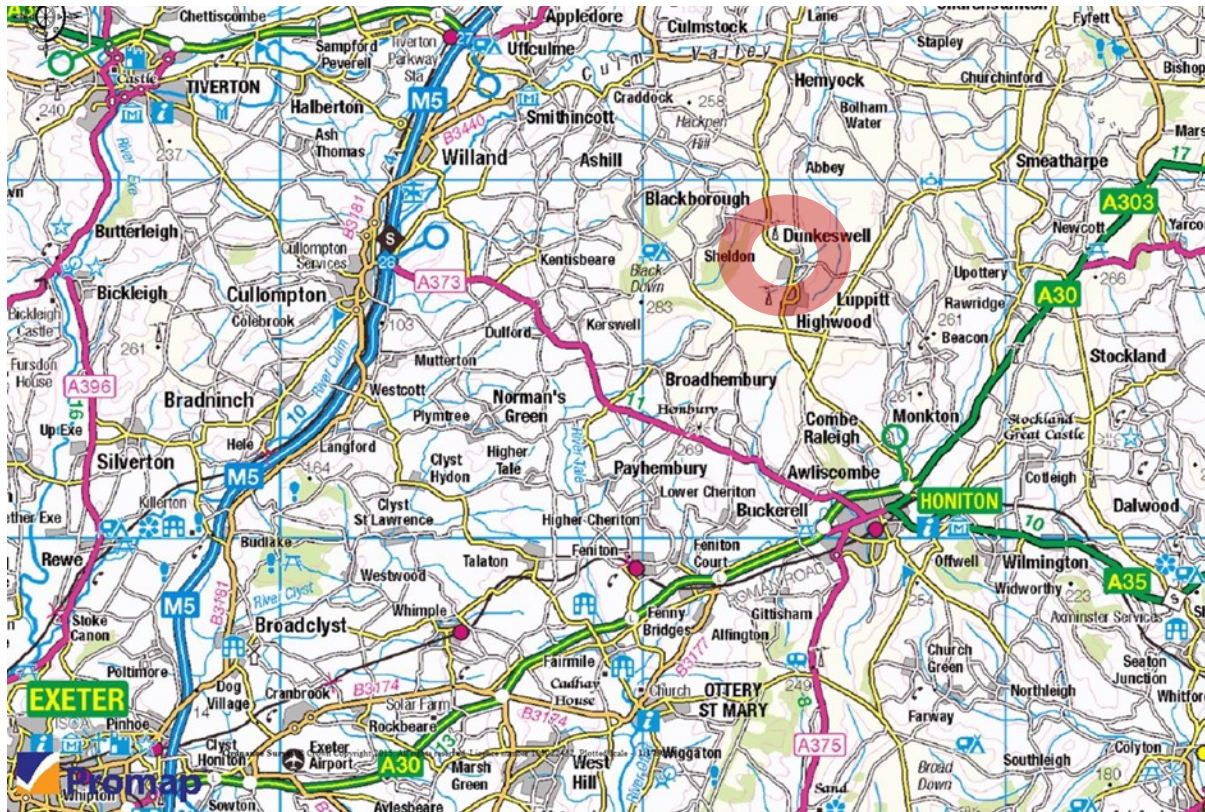
Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccecxeter.co.uk](mailto:tom@sccecxeter.co.uk)











#### Exeter Office

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