

EVANS FIELD

Wilkinson Grant & Co

NEW HOMES



Featuring a selection of spacious 2, 3 and 4 bedroom homes, each property has been thoughtfully designed with contemporary lifestyles in mind.







SOMETHING SPECIAL

A selection of great value, spacious family homes in a sought after coastal location

INTRODUCTION

Evans Field offers the perfect blend of countryside charm and modern living. Situated in the highly desirable village of Knowle near Budleigh Salterton, this unique location combines peaceful rural surroundings with excellent access to nearby towns, stunning coastal destinations and key transport links, making it ideal for both families and professionals alike.

DEVELOPMENT OVERVIEW

- 25 Open-Market Properties Available
- Mix of 3 and 4 Bedroom Homes
- Modern Interiors
- Integrated Appliances and Flooring Included
- Short Distance to Budleigh Salterton Beach and Town
- Perfect for First-Time Buyers, Families and Investors
- Sought-After Development

EVANS FIELD

Three Bedroom Homes

The Poppleford
The Ladram
The Budleigh
The Salter
The Cove

Future Releases

Three Bedroom Homes

The Otter
The Knowle
The Newton

Four Bedroom Homes

The Estuary
The River

Affordable Homes



DMS - Discount Market Sale

Correct at time of printing

Specification

KITCHENS:
- Fully Fitted Kitchens
- Integrated Appliances
- Preformed Laminate Worktops

BATHROOMS:
- White Sanitary Ware in Bathrooms
- Chrome Towel Rails
- Tiling to Wet Walls

FLOORING:
- Choice of LVT Style Flooring
- Choice of Carpets to stairs, landing and bedrooms

OUTSIDE:
- Rear Gardens Turfed
- Securely Enclosed Gardens
- Double Glazing
- UPVC Windows and Doors
- Two Parking Spaces







The Budleigh

3 bedroom terraced family home.
Plots 36, 37, 38, 39 and 40

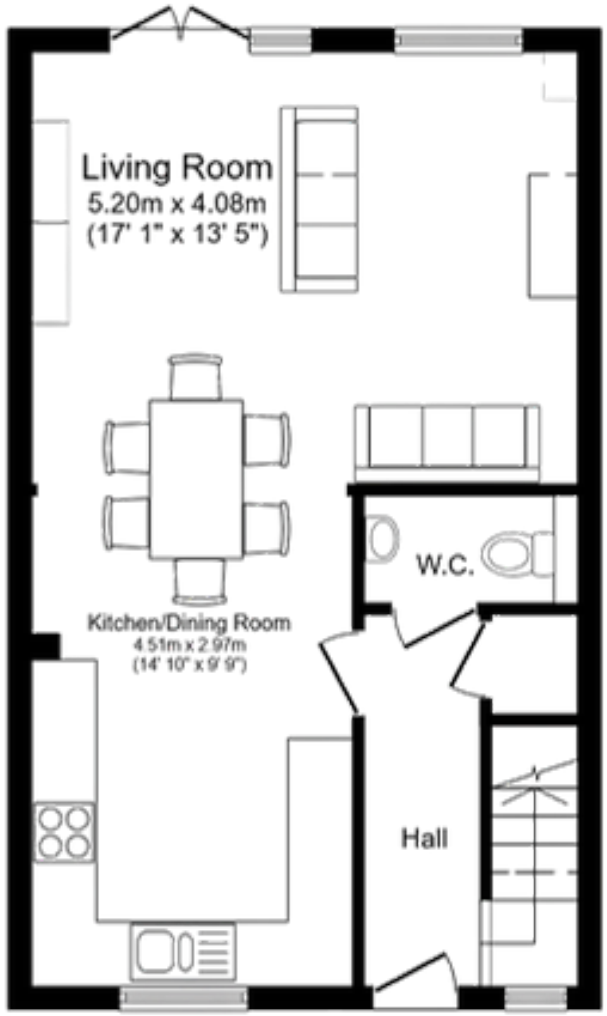
962 sqft

Garden

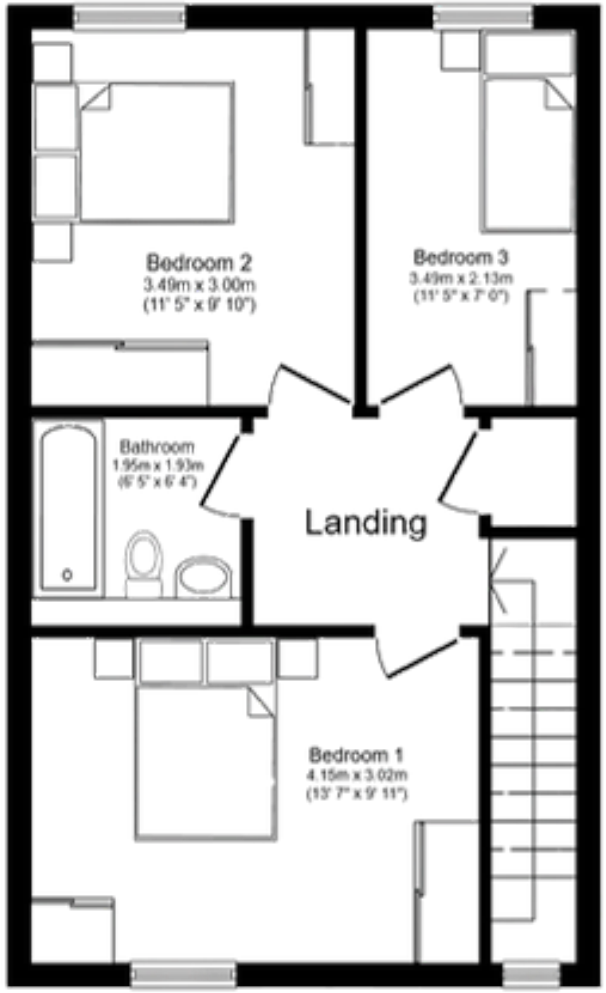
3 Bedrooms

1 Bathroom

2 Parking Spaces



Ground Floor



First Floor

Total floor area: 89.4 sq.m. (962.3 sq.ft.)

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Measurements are approximate. Not to scale. Illustrative purpose only. Made with Metropix © 2024
Important: These particulars have been prepared as a general guide only and should be used as such. WilkinsonG rant & Co do not take responsibility for any items ordered, bought or otherwise based on the above measurements

The Salter

3 bedroom detached family home.
Plot 23

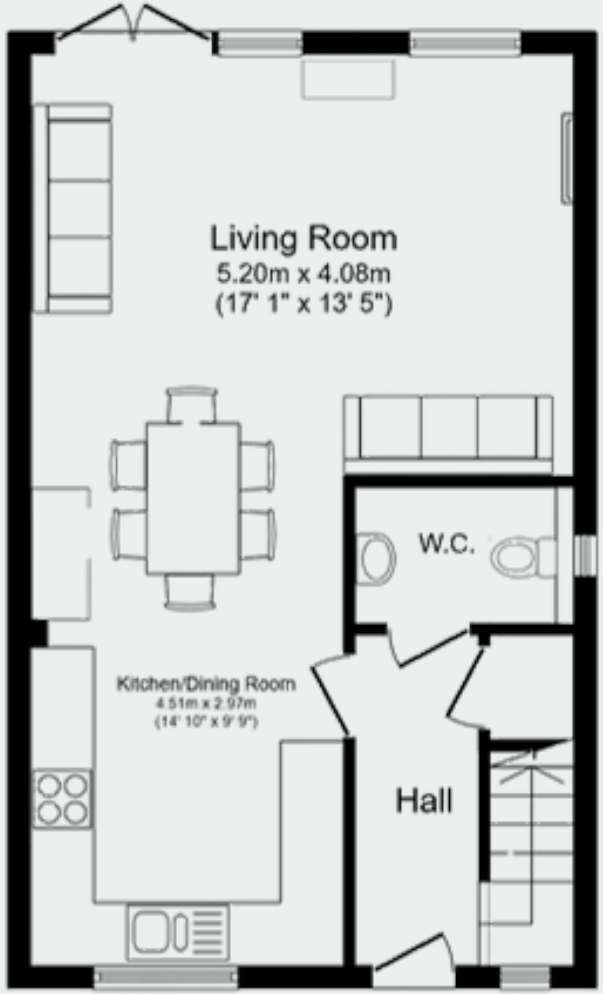
962 sqft

Garden

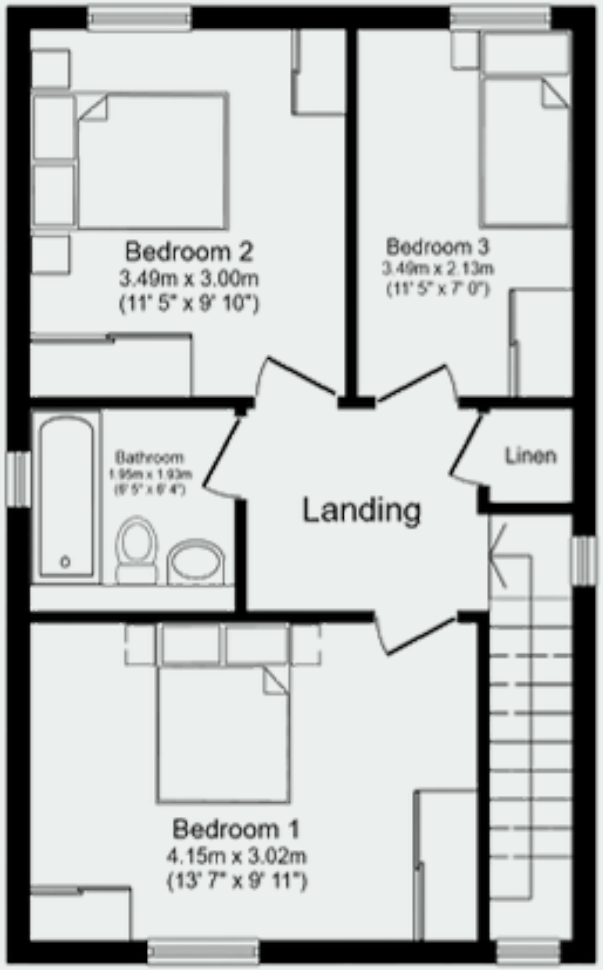
3 Bedrooms

2 Bathrooms

2 Parking Spaces



Ground Floor



First Floor

Total floor area: 89.4 sq.m. (962 sq.ft.)

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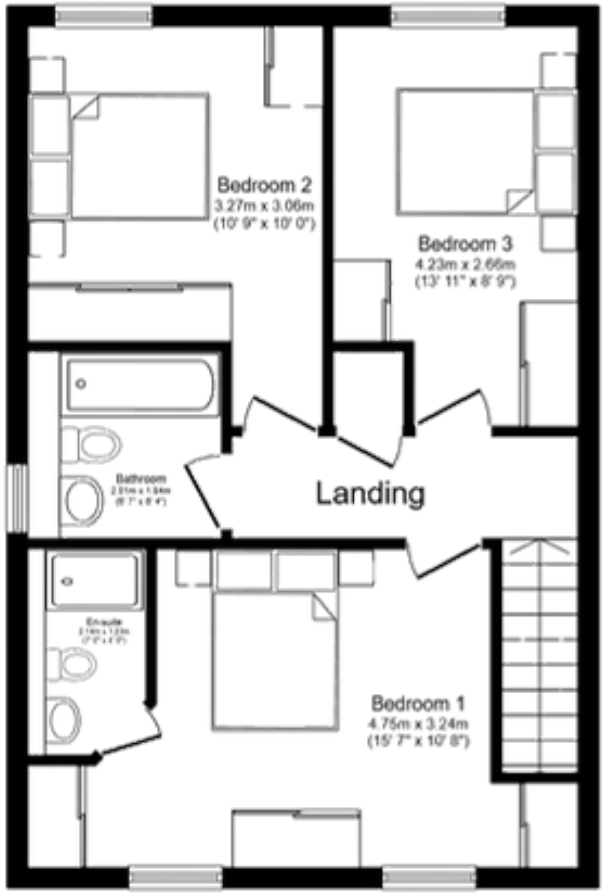
The Poppleford

3 bedroom semi- detached family home.
Plots 25, 26, 31, 32, 34, 35, and 43.

- 1073 sqft
- Garden
- 3 Bedrooms
- 2 Bathrooms
- 2 Parking Spaces



Ground Floor



First Floor

Total floor area: 99.7 sq.m. (1,073 sq.ft.)

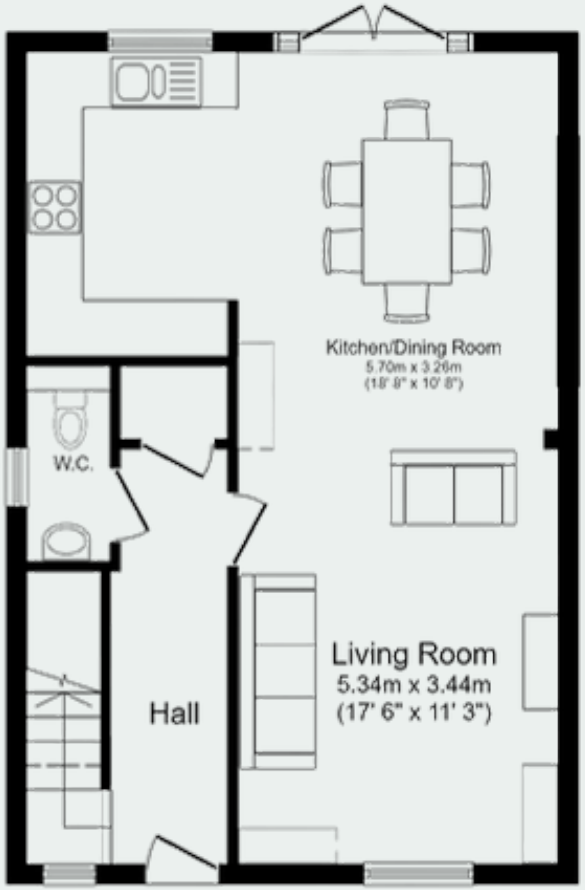
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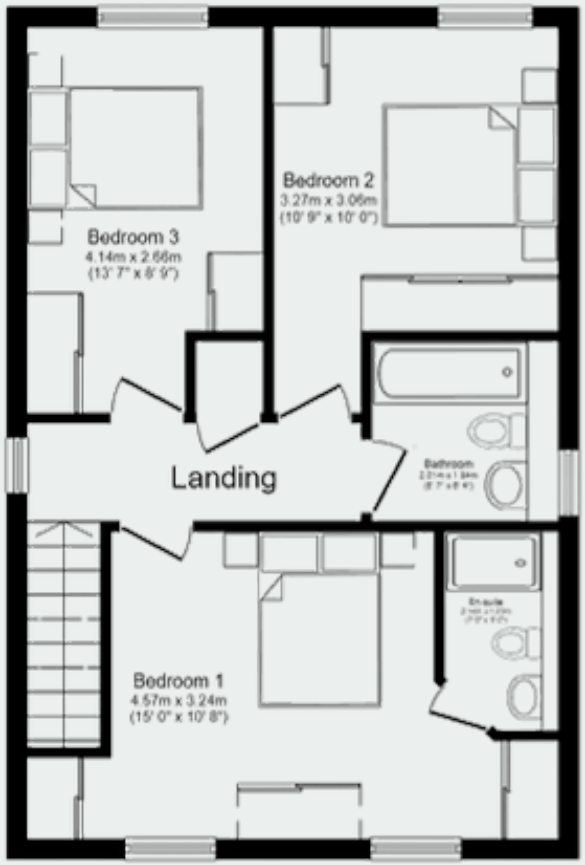
The Cove

3 bedroom detached family home.
Plots 22 and 24.

- 1086 sqft
- Garden
- 3 Bedrooms
- 2 Bathrooms
- 2 Parking Spaces



Ground Floor



First Floor

Total floor area: 100.9 sq.m. (1,086 sq.ft.)

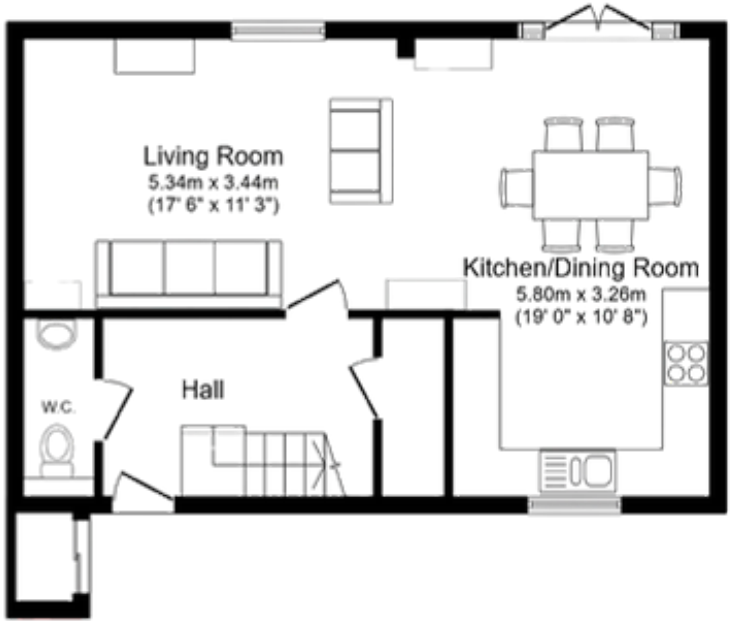
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The Ladram

3 bedroom terraced family home.
Plots 28 and 29.

- 1114 sqft
- Garden
- 3 Bedrooms
- 2 Bathrooms
- 2 Parking Spaces



Ground Floor



First Floor

Total floor area: 103.5 sq.m. (1,114 sq.ft.)

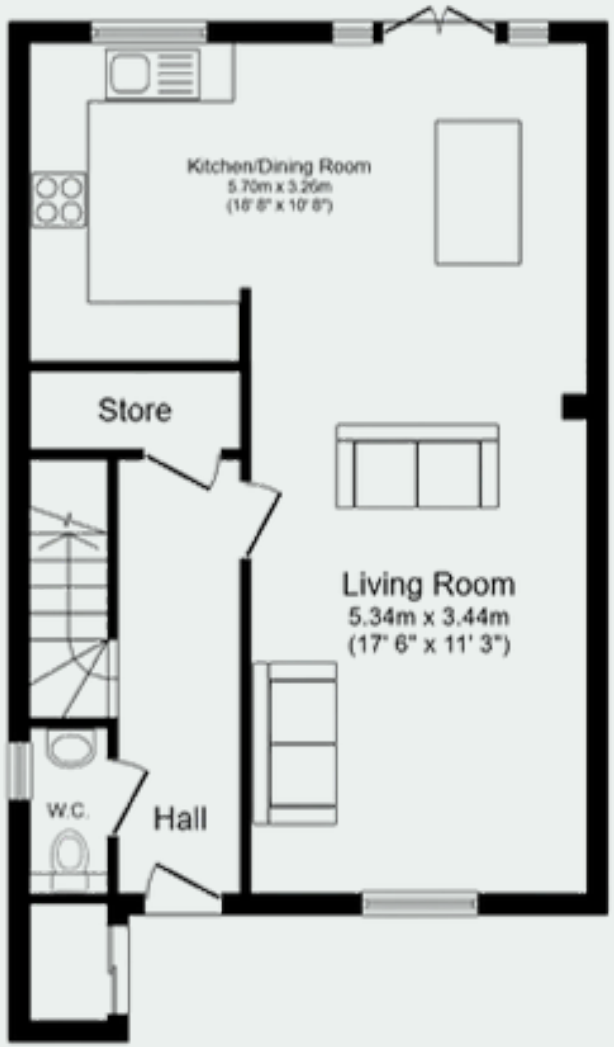
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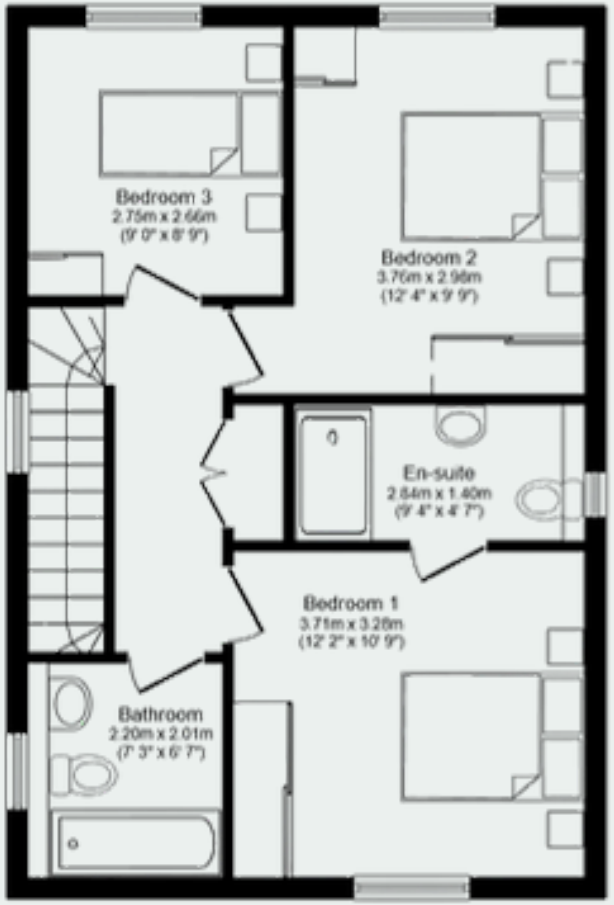
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The Otter

3 bedroom detached family home.
Plots 19,20 and 21

- 1073 sqft
- Garden
- 3 Bedrooms
- 2 Bathrooms
- 2 Parking Spaces



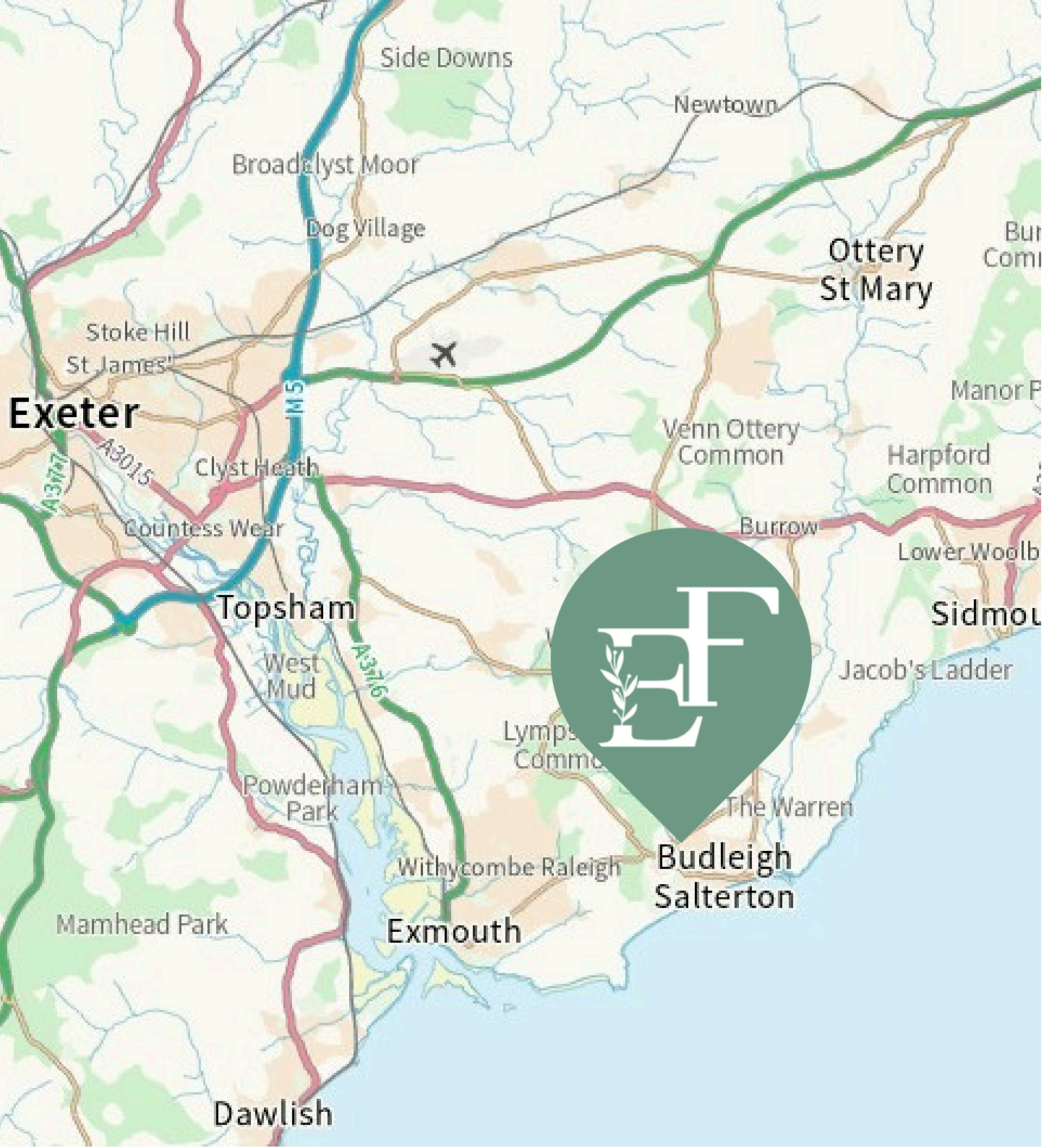


Total floor area: 100.2 sq.m. (1,079 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Connectivity & Employment

Despite its coastal setting, Budleigh Salterton benefits from excellent regional connectivity.

- Exmouth – approximately 5 miles
- Exeter City Centre – approximately 15 miles
- Exeter Airport – approximately 11 miles
- M5 Junction 30 – approximately 20 minutes

The town therefore offers an attractive balance between coastal living and access to employment, education and transport infrastructure.

Employment

The wider Exeter travel-to-work area supports employment across:

- Professional services
- Healthcare
- Education
- Aerospace
- Technology
- Environmental science
- Public sector

Major employers include:

- The Royal Devon University Healthcare NHS Foundation Trust
- University of Exeter
- Exeter Science Park
- Exeter Airport Business Park
- Met Office Headquarters
- EDF Energy

These employment centres are all within a practical commuting distance







Local Area

Budleigh Salterton is an unspoilt coastal gem, renowned for its long pebble beach, picturesque seafront, and welcoming local community. The town boasts a wide range of independent shops, cafes, and essential amenities, while sports enthusiasts will appreciate one of Devon's premier golf courses on the outskirts, as well as the Cricket Club, Croquet, Tennis, and Football Clubs. For nature lovers, Woodbury Common provides extensive walking and cycling routes through scenic woodlands and open heathland.

In terms of location, Budleigh Salterton lies approximately three miles from Exmouth, six miles from Sidmouth, and twelve miles from the cathedral city of Exeter. The town benefits from excellent transport links: the nearby A3052 provides easy road access to Exeter and the wider Devon coast, while regular bus services connect to Exmouth, Sidmouth, and surrounding villages. Exeter St Davids station, just a short drive away, offers direct rail connections to London Paddington and other major cities, making commuting straightforward.
Residents of Evans Field can enjoy a perfect balance of coastal charm, leisure activities, and practical convenience.

With local schools within easy reach, access to independent shops, sports clubs, and beautiful countryside walks across Woodbury Common, this location provides an ideal setting for family life, relaxation, and recreation. Whether strolling along the beach, exploring the scenic trails, or enjoying community events, Evans Field offers an exceptional base to experience the very best of East Devon living.



SERVICES, UTILITIES & PROPERTY INFORMATION

Evans Field

KNOWLE, BUDLEIGH SALTERTON, DEVON, EX9 7AU

Speak to the Agent or Book a Viewing

DIRECTIONS:

Proceed towards Woodbury on the B3179 and continue through the village via Broadway. After approximately one mile turn right at the signpost to Budleigh Salterton. At the T junction turn right and proceed along the B3180. Continue on for a few miles until reaching a roundabout and continue over into Budleigh Salterton over Knowle Hill. Take the first left hand turn into Knowle. Go through Knowle passing Bedlands Lane on your right hand side and you will then find the development on your right.

Postcode for Sat Nav: EX9 7AU

What3Words: ///tennis.peroxide.exit

Gas Central Heating

Drainage - see agents note

Mains Electricty

Broadband TBC

Mains Water

Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)

ENERGY PERFORMANCE CERTIFICATE:

B

AGENTS NOTE:

The developer has advised that it will use reasonable endeavours to secure adoption of the estate roads, sewers and service installations, although adoption cannot be guaranteed. If not adopted, future maintenance will fall to the Management Company, with costs recoverable via the estate/service charge. Purchasers should review the service charge budget and transfer documentation with their solicitor.

SERVICES:
The vendor has advised the development is connected to mains electricity, mains water and mains gas serving the central heating. Please see agents notes for drainage details. Multiple mobile phone networks are showing as available. Broadband TBC. The vendor advised there will be a management company for the development at a cost of £500- £550 per annum per household.

Please note some of these images have been digitally staged.

Freehold

Council Tax - TBC

New Build

Conservation Area - Area of Outstanding Natural Beauty





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