

NEW REPLACEMENT SINGLE STOREY DWELLING SET IN APPROXIMATELY 1.6 HA/4 ACRES ASH CROSS BARN ASH DARTMOUTH TQ6 0LR

- Full Planning Permission 3520/22/FUL
- Replacement dwelling & outbuilding following Class Q planning consent
- Lovely rural hamlet setting and stunning views
- Offers Invited – Guide £400,000

existing barn/workshop for demolition

THE PLOT – TQ6 0LR

KLP are delighted to offer this wonderfully located new build residential development opportunity with full planning permission to demolish the existing barn/workshop and construct a single storey 2-3 bedroom dwelling extending to approximately 110sq/1190sqft and a detached garage/store.

The land for sale extends to approximately 4 acres in total as approximately shown by a blue line on the google earth plan below and has previously be used for grazing. The boundaries are well defined comprising in the main established hedgerows with a short run of close board wooden fencing along part of the boundary with the adjacent property to the west. The existing access will remain as the access for the new dwelling.

Note: Included in the sale and currently situated on the land are three steel shipping containers, two of which are almost new.

The plot represents a great opportunity to purchase a new build opportunity with land in a rural hamlet offering beautiful views and aspect yet only c.4 miles from the waterfront at Dartmouth and c.2 miles to the beach at Blackpool Sands.

ASH, DARTMOUTH

The pretty hamlet of Ash in situated to the west of Dartmouth, approximately 1.25 miles to the south of the A3122.

Dartmouth is a beautiful harbour town known as the jewel of the South Hams, situated on the western bank of the picturesque River Dart. The town offers a good range of shops, services and amenities as well as a great range of attractions and activities both in Dartmouth and nearby.

PLANNING

South Hams District Council granted full planning permission under application 3520/22/FUL for a replacement dwelling and outbuilding following Class Q consent 0727/22/PDN, at Ash Cross Barn, Ash, Dartmouth, TQ6 0LR,. Dated 21 December 2022.

We understand that foul drainage will be via a package treatment plant, surface water dainage will be via soakaways. Mains water is already connected to the plot.

A planning information pack is available upon request via a drop box link.

OVERAGE - In the event the purchaser is granted a planning permission that increases the value of the land during the period 5 years from the purchase date, the Vendor will require a further payment of 25% of the uplift in value.

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300

What3words – dressy.childcare.increment

METHOD OF SALE

Freehold for sale by Private Treaty. Offers Invited - Guide £400,000

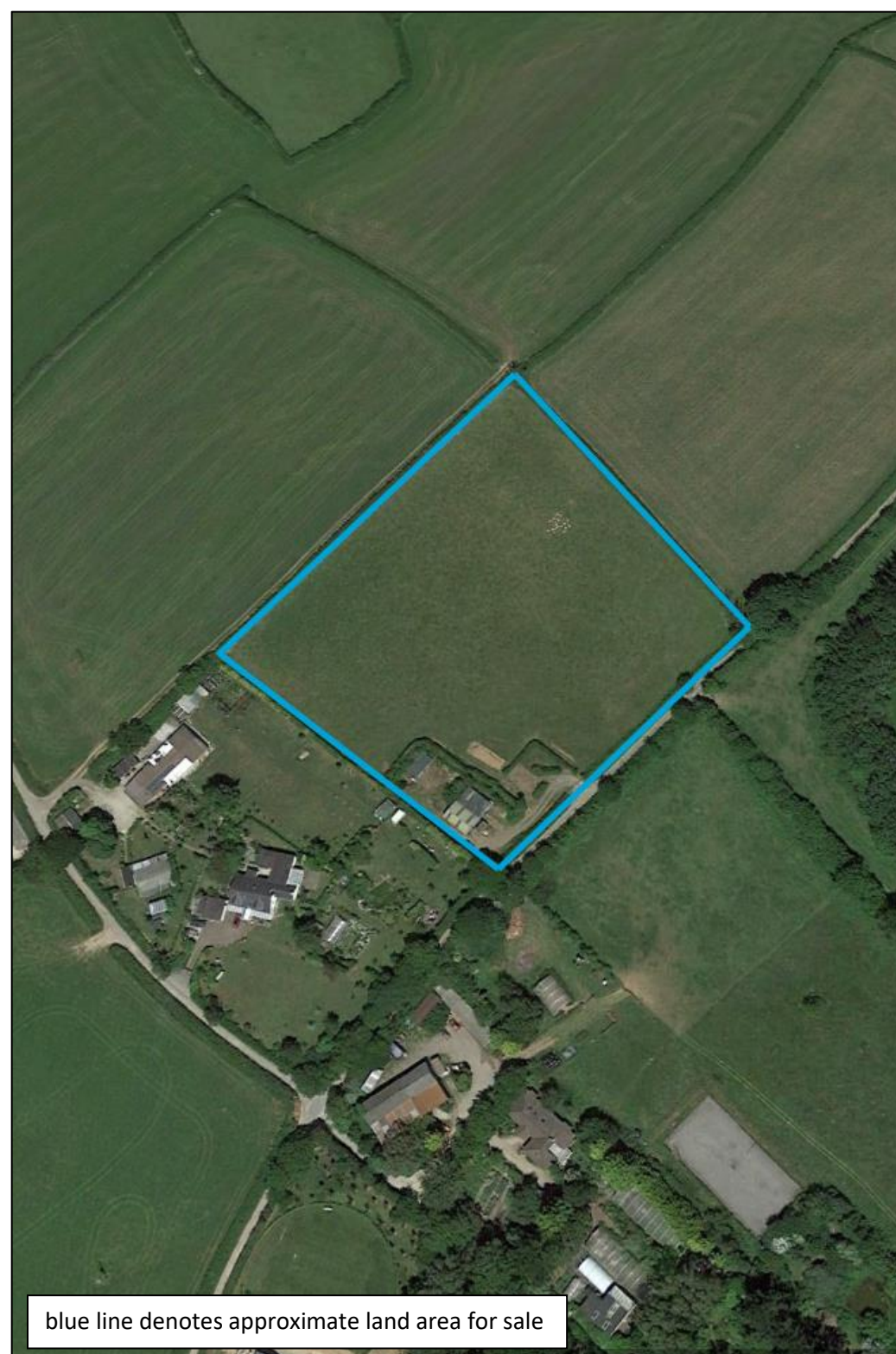
CONTACT – Darryl Hendley



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300
07850 275265

Ref: 790/DH/R1

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Notes

- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
- DO NOT SCALE FOR CONSTRUCTION PURPOSES. Use figured dimensions only.
- All dimensions to be confirmed prior to construction.
- Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.

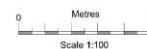
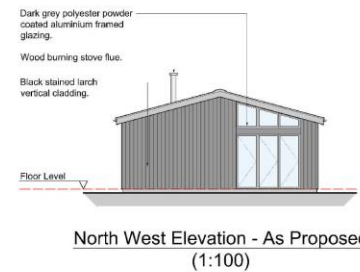
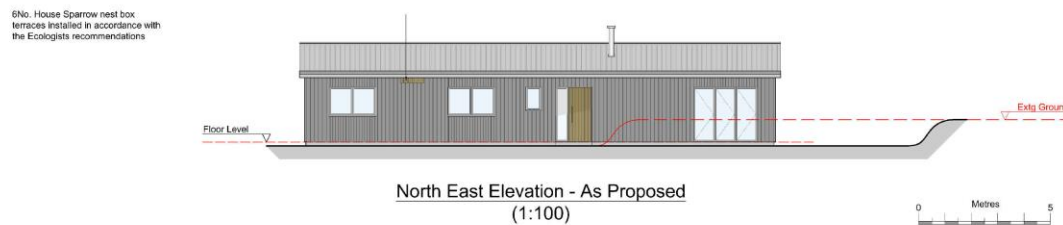
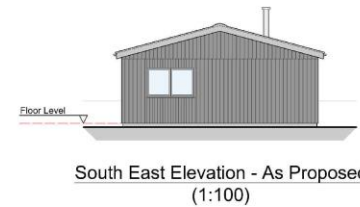
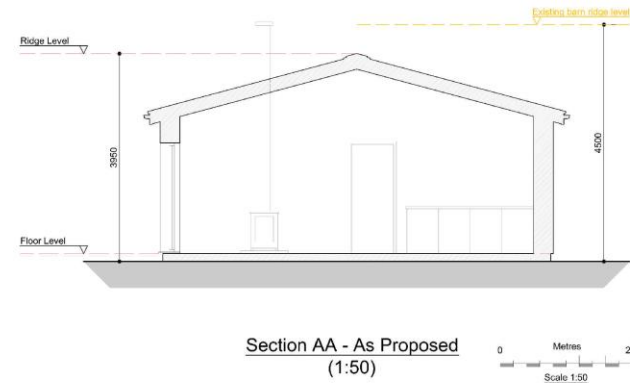
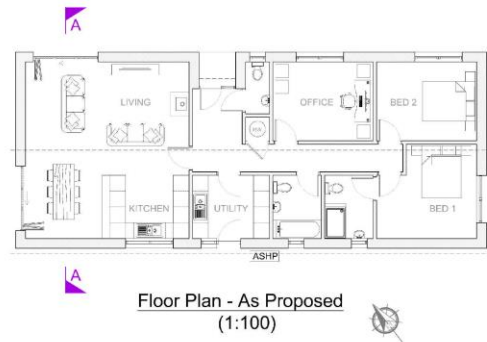
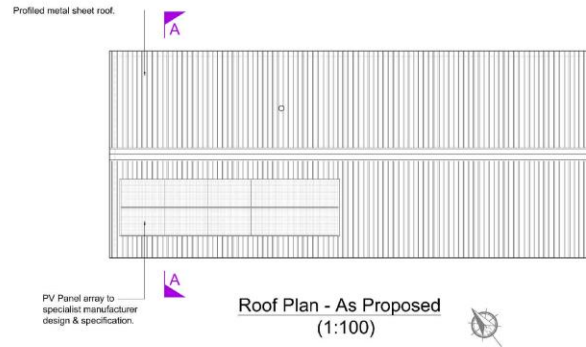
NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.



PLANNING

29.09.22	ISSUED FOR PLANNING.	MD
REVISIONS		
Derry Owen Architects Unit 5 Homelands Higher Union Road Kingsbridge TQ7 1EQ 01548 800345 office@derryowenarchitects.co.uk www.derryowenarchitects.co.uk		
client	Graham Bufton	date September 2022
project	Cross Park Barn Ash Cross Ash, Dartmouth, TQ6 0LR	scale 1:100 @ A1
drawing	Site Plan 'As Proposed'	drawn MD
drawing no.	2534.13	file -

Site Plan as proposed
Not to Scale



New Dwelling – Plans and Elevations as Proposed - Not to Scale

Notes

- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
- DO NOT SCALE FOR CONSTRUCTION PURPOSES. Use figured dimensions only.
- All dimensions to be confirmed prior to construction.
- Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.

NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

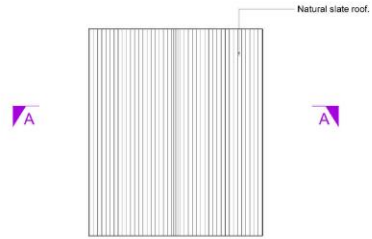
PLANNING

- 29.09.22 ISSUED FOR PLANNING.		MD
REVISIONS		
Derry Owen Architects		
Unit 5 Homelands Higher Union Road Kingsbridge TQ7 1EQ		01548 800345 office@derryowenarchitects.co.uk www.derryowenarchitects.co.uk
date	September 2022	
drawn by	Graham Bufton	
project	Cross Park Barn Ash Cross Ash, Dartmouth, TQ6 0LR	scale 1:50 & 1:100 @ A1
drawing	New Dwelling Plans & Elevations 'As Proposed'	MD
drawing no.	2534.11	rev. -

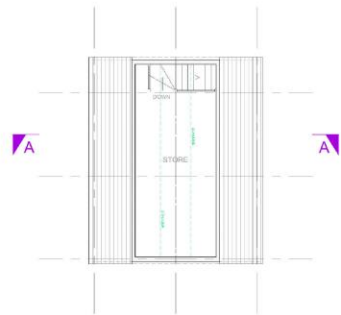
Notes

- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
- **DO NOT SCALE FOR CONSTRUCTION PURPOSES.** Use figured dimensions only.
- All dimensions to be confirmed prior to construction.
- Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.

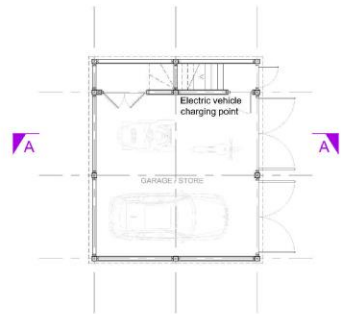
NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.



Roof Plan - As Proposed
(1:100)

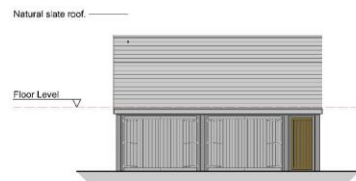


Attic Floor Plan - As Proposed
(1:100)

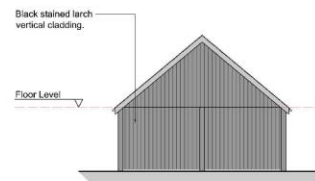


Ground Floor Plan - As Proposed
(1:100)

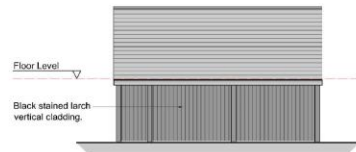
0 Metres 5
Scale 1:100



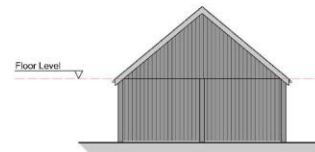
North East Elevation - As Proposed
(1:100)



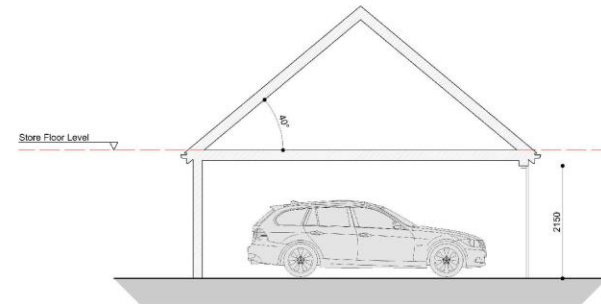
South East Elevation - As Proposed
(1:100)



South West Elevation - As Proposed
(1:100)



North West Elevation - As Proposed
(1:100)



Section AA - As Proposed
(1:50)

0 Metres 2.5
Scale 1:50

PLANNING

29.09.22	ISSUED FOR PLANNING.	MD
REVISIONS		
Derry Owen Architects		
Unit 5 Homelands Higher Union Road Kingsbridge TQ7 1EQ	01548 800345 office@derryowenarchitects.co.uk www.derryowenarchitects.co.uk	
client	design	

Graham Bufton		September 2022	
project	Cross Park Barn Ash Cross Ash, Dartmouth, TQ6 0LR	scale	1:50 & 1:100 @ A1
drawing	New Garage Store Plans & Elevations 'As Proposed'	drawn	MD
drawing no.	2534.12	rev.	-

New Garage Store – Plans and Elevations as Proposed - Not to Scale



existing outbuilding to rear of existing barn/workshop



existing containers



view from west boundary across the land for sale



view from rear of containers to north, across the land for sale



view from north boundary looking south west, across the land for sale