

SINGLE BUILDING PLOT FOR DETACHED HOUSE

WEST PARK WANSTEAD GROVE PLYMOUTH PL5 2LY



- Approval of Reserved Matters (16/01641/REM)
- Building works undertaken to ground floor slab level
- Proposed 4 bedroom detached house (self-build)
- Guide Price £100,000

view overlooking Plot 24, facing north-west

THE PLOT – PL5 2LY

KLP are delighted to offer this single building plot in West Park, Plymouth, which benefits from approval of reserved matters for the construction of a new four bedroom detached house with garage.

West Park consists of a site of 1.33ha, formerly the location of West Park Primary School, but subsequently granted outline planning permission under ref. 15/00486/OUT for the construction of 32 self-build dwellings. The site is currently under construction with several houses completed/nearing completion, others at an early stage of build and other plots awaiting commencement.

The planning approval for Plot 24 shows the proposed new dwelling to be a two storey, detached house with attached garage. Building works have been undertaken to ground floor slab level.

On the ground floor an entrance hall leads to a separate living room, WC and to an open plan kitchen/dining/seating area with a door to the garage. On the first floor, four bedrooms are proposed (one with en-suite bathroom) along with a family bathroom. To the front of the property, one off road parking space is proposed with good sized garden at the rear. The plot extends to c. 0.024ha/0.06 acres.

PLYMOUTH

The plot is located in the popular residential area of West Park, with nearby schools and local amenities including a variety of shops, food outlets, DIY store, pubs and post office. Derriford and the Nuffield hospitals are a short drive away and a local bus routes provide easy access to Plymouth City Centre and beyond. The site also offers easy access to the A38. To the north is the Dartmoor National Park which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

UTILITIES

The vendor advises that the management company (West Park Consortium Ltd) is currently progressing site works to include installation of mains utility services (not connections to plots which are the responsibility of the plot owner) and completion of the site roadways.

S106 and CIL

A S106 agreement was applicable to the original outline planning approval for the site, requiring financial contributions toward affordable housing, greenspace, children's facilities etc. However the Agents are advised that there shall be no liability for any of these costs to a new purchaser. The plot will however is liable for a Community Infrastructure Levy (CIL) payment – however self-builders are able to apply for exemption from such payment – please contact Plymouth City Council for further details.

PLANNING

Plymouth City Council granted approval under ref. 16/01641/REM on the 31 October 2016 for reserved matters including appearance, layout and scale of one self build plot following grant of permission 15/00486/OUT, Plot 24, West Park Primary School, Wanstead Grove, Plymouth, PL52 LU.

A planning and technical information pack is available upon request including recent emails between the plot owner and Plymouth City Council Building Control, re the status of the works undertaken.

METHOD OF SALE

The freehold plot is offered for sale by private treaty with a Guide Price of £100,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

This is a live site with construction ongoing. All viewings need to be via appointment with KLP on 01392 879300 who will make the arrangements via the Site Office and accompany all viewings.

CONTACT – Darryl Hendley



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

Ref: 739/DH/R2

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.



Site Location Plan - Not to Scale
Plot 24 highlighted in yellow

The floor plan shows a house with the following rooms and features:

- Living Room [15.7m²]**: Located at the front, featuring a sofa, a coffee table, and a fireplace. A circular area with a diameter of 2255 is marked.
- Kitchen/Diner [35.2m²]**: Located at the rear, featuring a large dining table with 10 chairs, a kitchen island with a sink and four burners, and a built-in oven. A circular area with a diameter of 2255 is marked. The overall width of this section is 6695.
- WC**: A toilet and a sink are located in the rear right corner. The width of this section is 1345.
- CPD**: Two sets of stairs are labeled "CPD" (Circulation and Parking Deck), one leading up and one leading down.
- Dimensions**: The overall width of the house is 6695. The width of the Living Room section is 3745. The width of the Kitchen/Diner section is 6255. The width of the WC section is 1345.
- Other Features**: A large dashed square area is shown to the right of the house, and a small circular feature is located in the center of the Kitchen/Diner area.

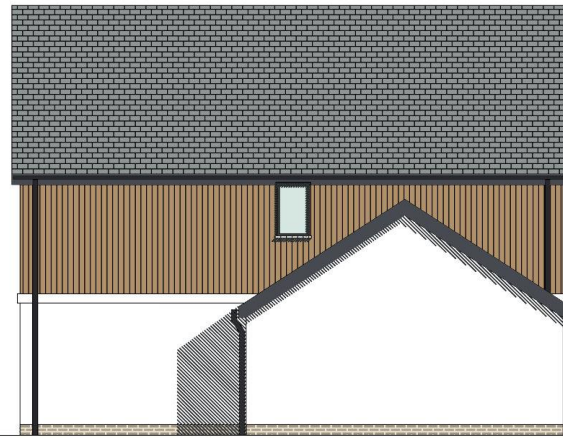
Architectural floor plan of a residential unit. The plan includes the following rooms and features:

- Master Bedroom (16.5m²):** Located at the bottom left, featuring a double bed and a wardrobe.
- En-Suite (4.0m²):** Adjacent to the Master Bedroom, containing a toilet and a bathtub.
- Bathroom (3.7m²):** Located between the En-Suite and the Single Bedroom, containing a toilet and a bathtub.
- Single Bedroom (8.6m²):** Located at the top right, featuring a single bed and a wardrobe.
- Double Bedroom (13.7m²):** Located at the top left, featuring a double bed.
- Double Bedroom (8.6m²):** Located at the bottom right, featuring a double bed and a wardrobe.
- CPD (Closet/Pantry/Dressing):** A central area with a staircase leading up and down.
- Dimensions:** Various dimensions are marked throughout the plan, including room widths (e.g., 2280, 2115, 2845) and furniture sizes (e.g., 1890 for bathtub, 2000 for bed).
- Orientation:** A North arrow is located on the left side of the plan.

Proposed First Floor



⊕ Front Elevation



⊕ North west Side Elevation



⊕ Rear Elevation



⊕ South east Side Elevation

Proposed Elevations – Not to Scale

	Date 24th August 2016	Approved TM
	Drawing Status APPROVAL	

Notes
All materials and fenestration to match those listed in the Design Report from Outline Planning Consent # 15-00486-OUT
Solar panels shown for CS20 requirement and are <i>indicative</i> . Number required TBC upon detailed design and EPC. <i>If 15% renewables can be attained through the use of heat pumps then solar panels may be omitted.</i>

B	24.08.16	Amendments made following client's comments 21-08-2016	M/B
A	17.08.16	Amendments made following client's comments 14-08-2016	M/B
Rev.	Date	Notes	By
Drawing File			
Drawing Status		PLANNING	

Stoke Damerel Business Centre, 5 Church Street, Stoke, Plymouth, PL3 4 DT T 01752 606007 F 01752 606078 info@mitchellarchitects.co.uk www.mitchellarchitects.co.uk	
You should not scale from this drawing. All dimensions and levels to be checked on site and any discrepancies reported before work commences - if in doubt, ASK. This Drawing is © Copyright Mitchell Architects	Scale (S) @ Sheet Size 1:100 @ A3
Project	West Park Self Build Scheme Plot 24
Client	Jack Parnell
Title	Proposed Elevations
Drawn	M/B
Checked	TM
Drawing No.	1882.24 - 005 B
Revision.	



view overlooking Plot 24, facing south-east