

SINGLE BUILDING PLOT FOR DETACHED HOUSE

BUCKFASTLEIGH, DEVON

- Detailed planning approval (ref. 19/02065/FUL)
- Proposed 3 bedroom detached house with off road parking
- Offers in the Region of £110,000

View from proposed access across plot



THE PLOT – TQ11 0BY

This is a great opportunity to acquire a single building plot with detailed planning permission for a 3-bedroom detached house in the popular location of Buckfastleigh in Teignbridge. The proposed property is shown on the approved plans (ref. 19/02065/FUL) as a two storey detached house with a floorspace extending to c. 106.45sqm (1146sqft).

On the ground floor, the accommodation is shown to comprise of an entrance hallway, W.C., living room, open plan kitchen/dining room and a bathroom. Stairs lead to the first floor where three bedrooms are proposed along with a further bathroom.

Externally, the property is shown to benefit from two off road parking spaces and amenity/garden areas to both the side and rear.

BUCKFASTLEIGH

Buckfastleigh is located just off the A38 at the mid-way point between the two Devon cities of Plymouth and Exeter. It lies on the fringe of Dartmoor National Park and as well as a resident population of between 3500 to 4000 serves many outlying villages and rural communities.

The town also attracts tourist visitors to Dartmoor and some of South Devon's main attractions such as Pennywell Farm, Buckfast Abbey, the South Devon Steam Railway, Butterfly and Otter Sanctuary - as well as the unspoilt beaches of the South Hams - are close to hand.

PLANNING & TECHNICAL

Teignbridge District Council granted detailed planning permission on the 11th November 2021 for the construction of a two storey three bedroom house under planning application ref. 19/02065/FUL.

Copies of the planning approval notice along with the approved plans and a comprehensive planning/technical document pack are available electronically upon request.

UTILITIES

The Agents are advised that a mains foul drainage interconnect is available within the plot, and mains electricity and water are both available in the road just outside of the plot. All interested parties must however make and rely upon their own enquiries of the relevant services providers.

COMMUNITY INFRASTRUCTURE LEVY

CIL is chargeable on the proposed development (a total sum of £29,663.47 based on proposed floor area). However, self-builders may look to apply to Teignbridge District Council for an exemption from this payment.

METHOD OF SALE

The plot is offered for sale by private treaty. Offers are invited in the region of £110,000

VIEWING

Please contact the agents KLP to arrange a viewing.

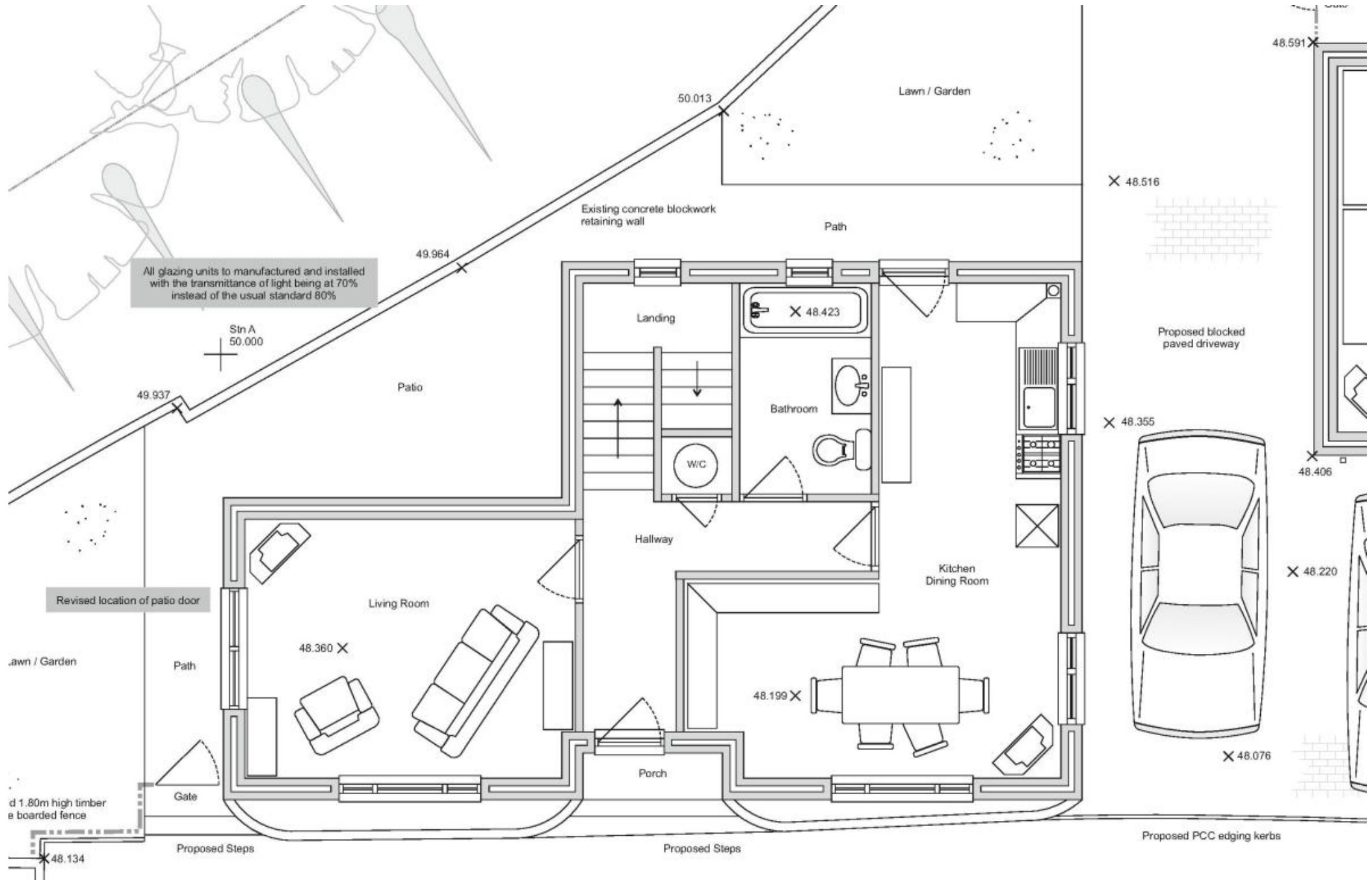


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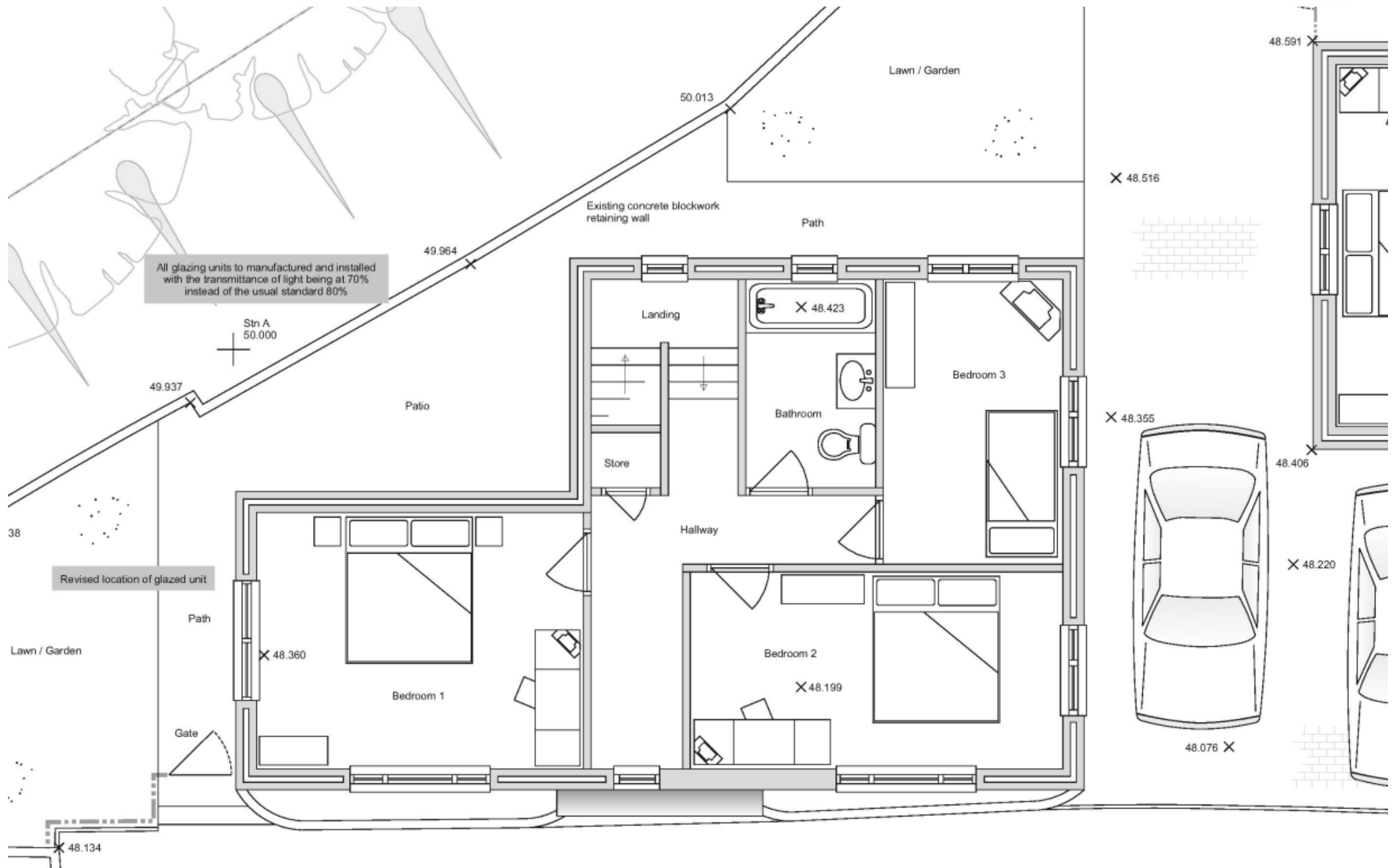
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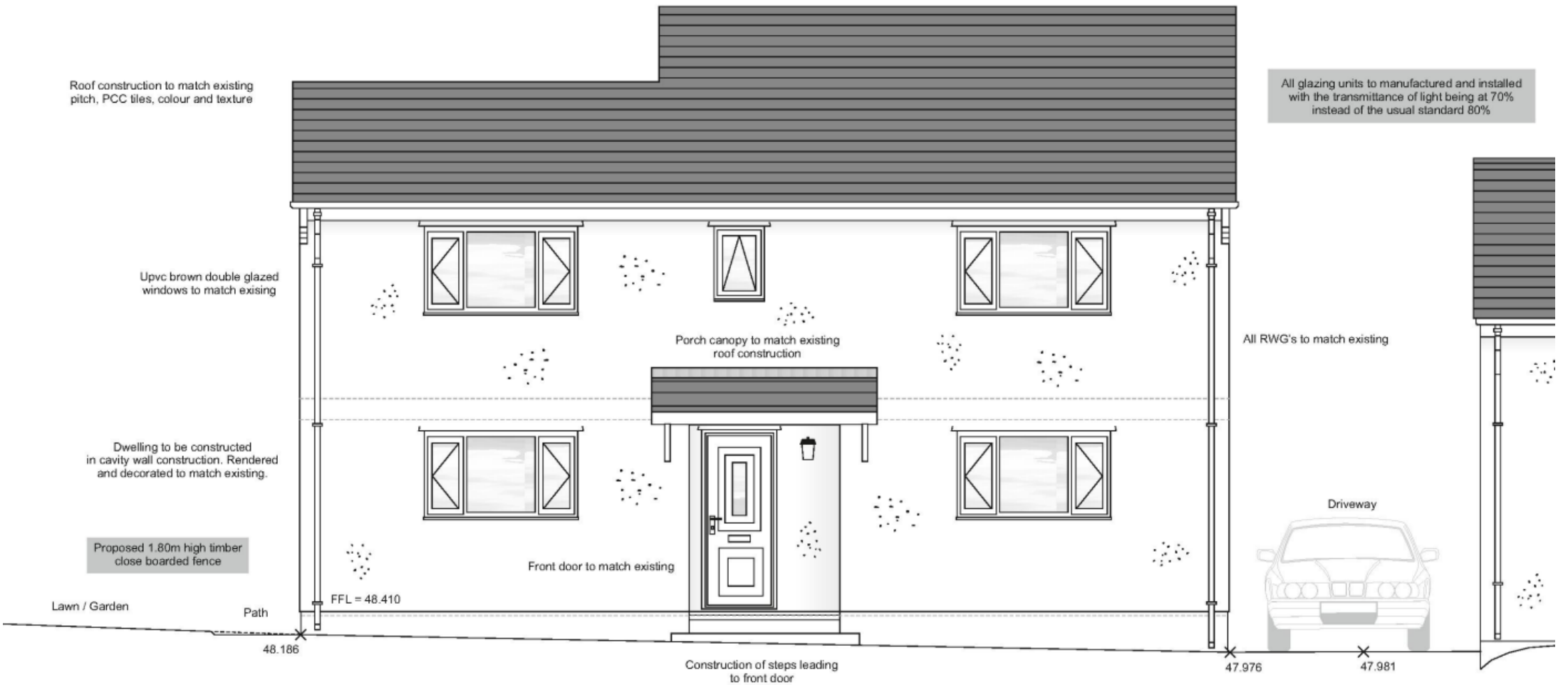
Proposed Ground Floor Plan – Not to Scale

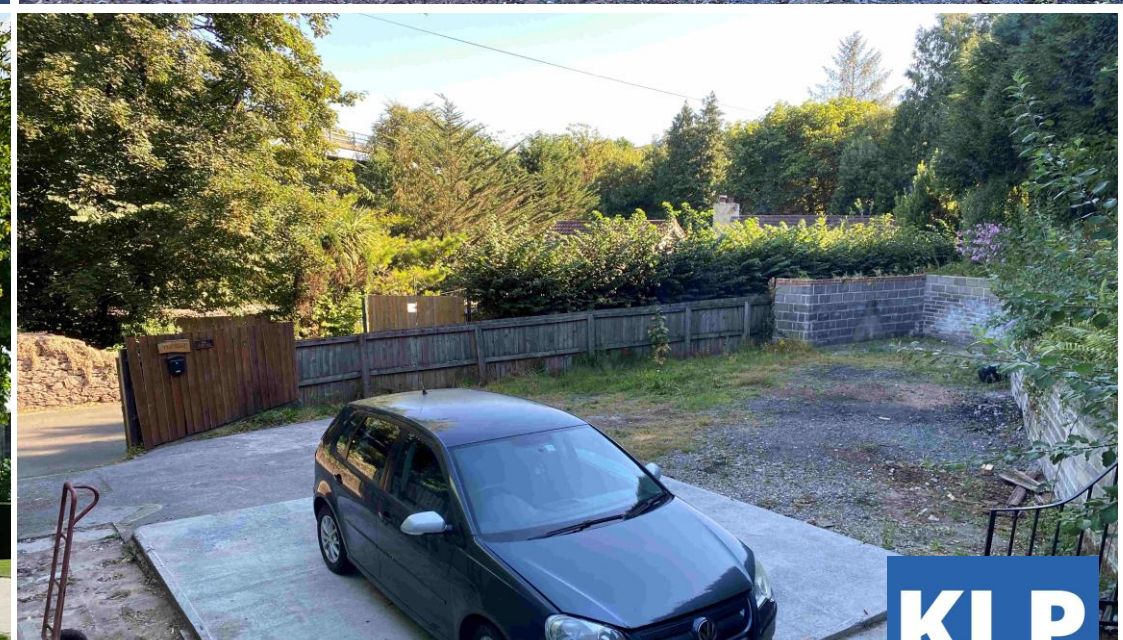


Proposed First Floor Plan - Not to Scale



Proposed Front Elevation - Not to Scale





Photos (from top left clockwise) View over part of the plot from neighbouring property, View showing part of the plot and neighbouring property, View over part of the plot facing east, View of nearby Buckfast