

# PRIME VILLAGE CENTRE BUILDING PLOT FOR DETACHED HOUSE BUTT PARK TERRACE CHURCHSTOW SOUTH DEVON TQ12 6PR

- Full Planning Permission – 2955/21/FUL
- Subsequent application 3157/22/VAR to vary condition 2 of 2955/21/FUL
- Sought after village, beautiful countryside views to the south
- Plot excluding access drive approximately 0.04 hectares / 0.10 acres
- Guide Price £250,000

view from plot looking south

## THE PLOT - TQ12 6PR

KLP are delighted to offer this prime greenfield residential development plot located in a picturesque setting in the sought after village of Churchstow, in the South Hams.

The plot is one element of a planning permission that comprises the reconfiguration of Churchstow Post Office and shop including private off road car parking. An application to vary condition 2 of the aforementioned planning permission which relates only to the layout of the parking, store and bin storage, was submitted to South Hams District Council (SHDC) 21 September 2021. The plot is generally level and extends to approximately 0.04 ha/0.10 acres as approximately identified by a red outline on the site plan below, submitted under the variation application 3157/22/VAR.

The plot purchaser will also acquire the private access driveway and communal areas. These works (and those to the store, post office and cottage to the rear) will be undertaken and completed by the vendor. We understand that future maintenance of the private drive and communal areas will be the responsibility of the three properties who will use the private driveway and communal areas ie, the plot, post office/store and the cottage.

The approved design is for a 4 bedroom detached house extending to approximately 115sqm/1238 sqft with two car parking spaces. The house will enjoy wonderful open countryside views to the south towards the coast from the first floor.

## CHURCHSTOW

Churchstow is a small picturesque village surrounded by beautiful countryside, situated on the A379 in south Devon located approximately 2 miles north-west of Kingsbridge and approximately 18 miles east of Plymouth. The beach at Thurlestone is approximately 5 miles to the south-west.

The village offers a range of services and amenities including the 13<sup>th</sup> century Church House Inn, post office and store, church and village hall. The village is located on the main Plymouth/Kingsbridge bus route.

## PLANNING

SHDC granted Full Planning Permission under application 2955/21/FUL on 01 November 2021 for the demolition of outbuilding, reconfiguration of Post Office and shop, and construction of 1 new dwelling with associated parking (resubmission of 3629/20/FUL) at 5a Butt Park Terrace, Churchstow, TQ7 3QN.

Our clients submitted on 21 September 2022 application 3157/22/VAR for the variation of condition 2 (approved drawings) of planning consent 2955/21/FUL at 5a Butt Park Terrace Churchstow TQ7 3QN. The Planning Statement submitted with the application states that the amendments do not require any increase or decrease in floor area, or the siting of the new dwelling, and only relate to the layout of the parking, store, and bin storage.

A planning information pack is available upon request via a drop box link containing documents from both the above planning applications and SWW (water connection) and WPD (electricity connection) quotes. The plot purchaser will pay a share of these quotes, cost to be confirmed.

SHDC are not a CIL charging authority

## VIEWING – STRICTLY BY APPOINTMENT ONLY

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

## METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty.

Guide Price £250,000

## CONTACT – Darryl Hendley



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**Ref: 821/DH/R1**



Notes:  
STATUS : FOR APPROVAL  
This drawing is for planning purposes. Use  
only figured dimensions and check all  
discrepancies with architect. This drawing is  
not intended for construction purposes.

### Ecology mitigation key

Refer to ecology report by South West Ecology for details

-  Bee bricks (2. no total)
-  Bird boxes (2. no total)
-  Bat boxes (2. no total)
-  Hedgehog boxes (2. no total)

← □ → Hedgehog highway thro' fencing

Revisions:

- :18/05/2019: First issue

U:15/07/2021: Revised scheme

V:04/09/2021: Soakaway added to PCA

design and calculations

W:07/07/2022: Minor amendment. Store building

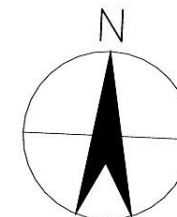
2022: Minor amendment. Store building connected to PO, parking rearranged

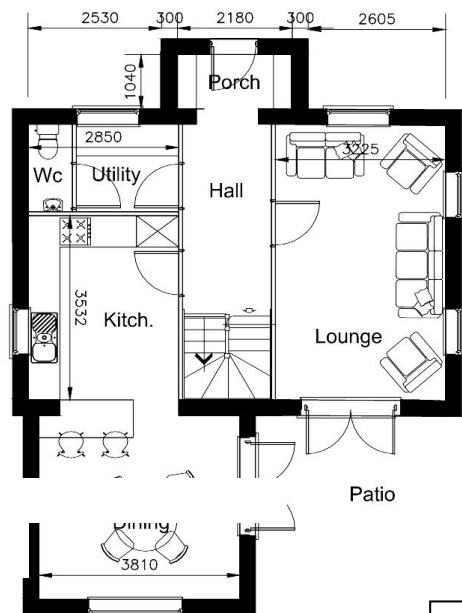
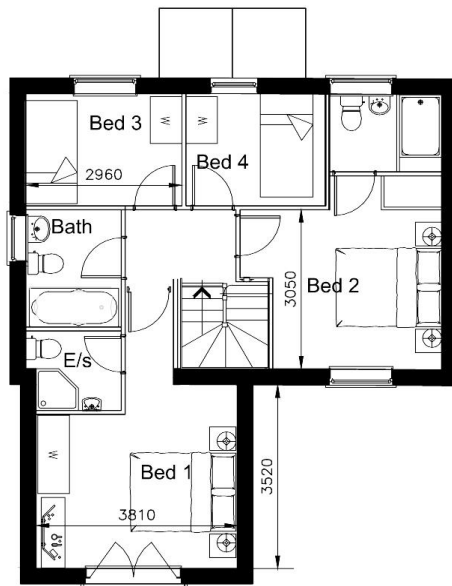
Churchstow Stores  
Dwg. 746-10W

## Site plan

Scale - 1:200 @A3 unless shown

**SITE PLAN SUBMITTED UNDER APPLICATION 3157/22/VAR**  
**NOTE - THE RED LINE DENOTING THE APPROXIMATE PLOT BOUNDARY HAS**  
**BEEN OVER DRAWN ONTO THIS PLAN BY KLP AND WAS NOT ON THE**  
**APPLICATION DRAWING. IT IS TO ASSIST POTENTIAL PURCHASERS**

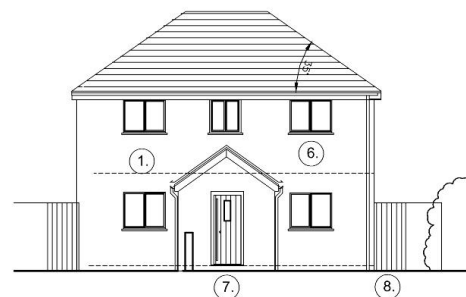




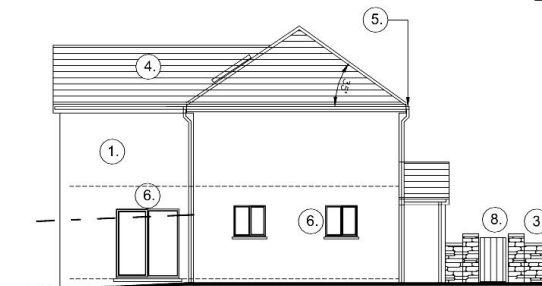
Detached house  
3 bed, 5person. 115sqm



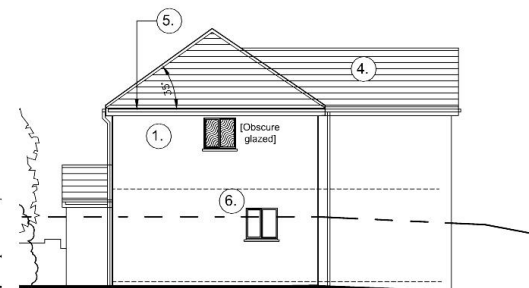
South Elevation from Garden



North Elevation from Courtyard



East Elevation (plot 1)



West (Side) Elevation

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## Materials

1. Painted render
3. Local stone with lime mortar pointing
4. Natural slate with grey right-angle ridge/hip tiles
5. Grey half round/round rainwater goods on white UPVC fascias
6. PPC aluminium casement windows and doors
7. Composite door with vision panel
8. Larch vertical plank gate or fence

Revisions:  
- :18/05/2019: First issue  
L :12/06/2021: Revised scheme

Churchstow Stores  
Dwg. 746-12L  
Elevations  
Scale - 1:100 @A3

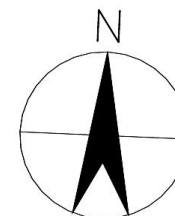


**Daniel Metcalfe**  
chartered conservation architect  
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Revisions:  
P :26/06/2021: Revised scheme

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**UNIT DESIGN AS APPROVED UNDER  
APPLICATION 2955/21/FUL AND UNCHANGED  
UNDER APPLICATION 3157/22/VAR**

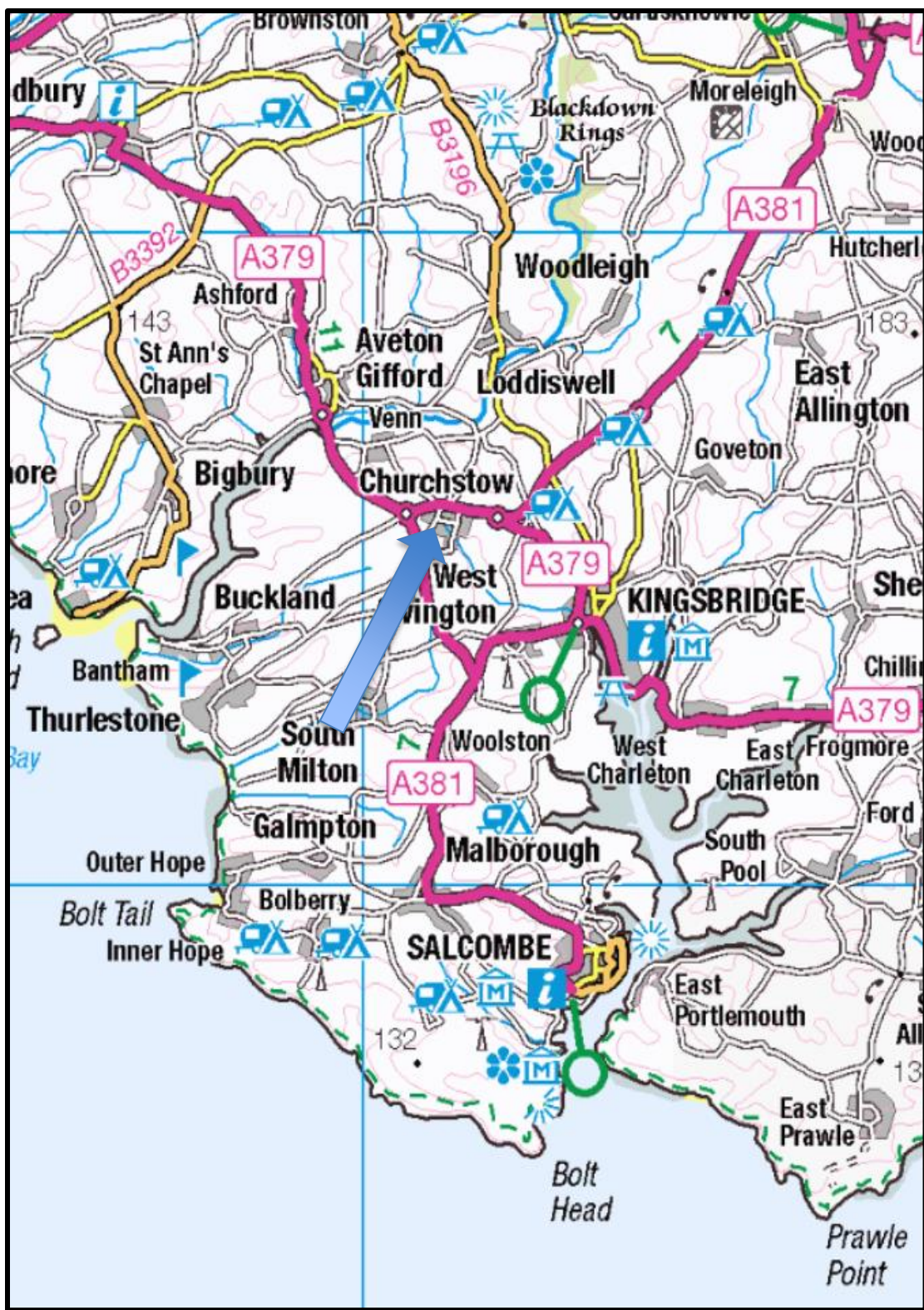


**Churchstow Stores**  
Dwg. 746-11P  
House plans Scale - 1:100 @A3



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chartered conservation architect  
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view from rear boundary looking north across plot





view from access looking south across plot





view from plot looking south east