

SINGLE BUILDING PLOT FOR DETACHED HOUSE BRIDESTOWE, Nr OKEHAMPTON, EX20 4ER



- Detailed Planning Permission Ref. 4136/19/FUL
- Plot and additional land extend to c. 0.16ha / 0.41 acres
- Guide Price £240,000

View overlooking part of the plot, facing north

THE SITE – EX20 4ER

This is a fantastic opportunity to acquire a single building plot with the benefit of detailed planning permission for the construction of a substantial 4 / 5 bedroom detached house on the western fringe of the village of Bridestowe. The approved plans show the accommodation to comprise an entrance hall with stairs rising to the first floor, a study, W.C., kitchen, utility room, and large open plan lounge dining room with two sets of bi-fold doors opening onto the rear patio and garden area. On the first floor, a landing area leads to two double bedrooms, a family bathroom, a single bedroom and the two master bedrooms, both of which have en-suite shower/bathrooms and the main master bedroom also benefits from a dressing room.

The property will have an integral garage, off road parking and gardens to the front and rear. To the south of the plot itself is an small area of agricultural land which is included in the sale. The total area extends to c. 0.16ha/0.41 acres.

BRIDESTOWE

Bridestowe is a charming rural village on the northern fringe of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, thriving Inn and Primary School and a modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link into Cornwall and east to the Cathedral city of Exeter with the M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, hospital leisure centre and schooling.

VIEWING

Please contact the Agents to arrange an appointment to view the site.

METHOD OF SALE

Offers are invited for the plot from a Guide Price of £240,000.

SERVICES

The vendor advises that a private treatment system for foul drainage has been installed by the neighbouring land owner which will serve the four new dwellings. Mains electricity is on site and mains water is understood to be located just outside the site for connection. Interested parties are advised to contact utility providers for confirmation as to availability and capacity of all required services prior to making any offer.

PLANNING

West Devon Borough Council granted detailed planning permission (ref.4136/19/FUL) for the construction of four new dwellings at Pigs Leg Lane, Bridestowe on the 16th December 2020. Copies of the approval notice along with associated plans and document may be downloaded from our website here: www.klp.land/land/734 or can be emailed upon request.

S106 & CIL

The above planning approval was accompanied by a S106 agreement requiring total payments of £26,487 (index linked) towards the provision of open space, secondary schooling etc. The vendor of the plot has however paid the required contribution toward the total sum. There are therefore no outstanding S106 or CIL charges applicable to the approved scheme.

CONTACT



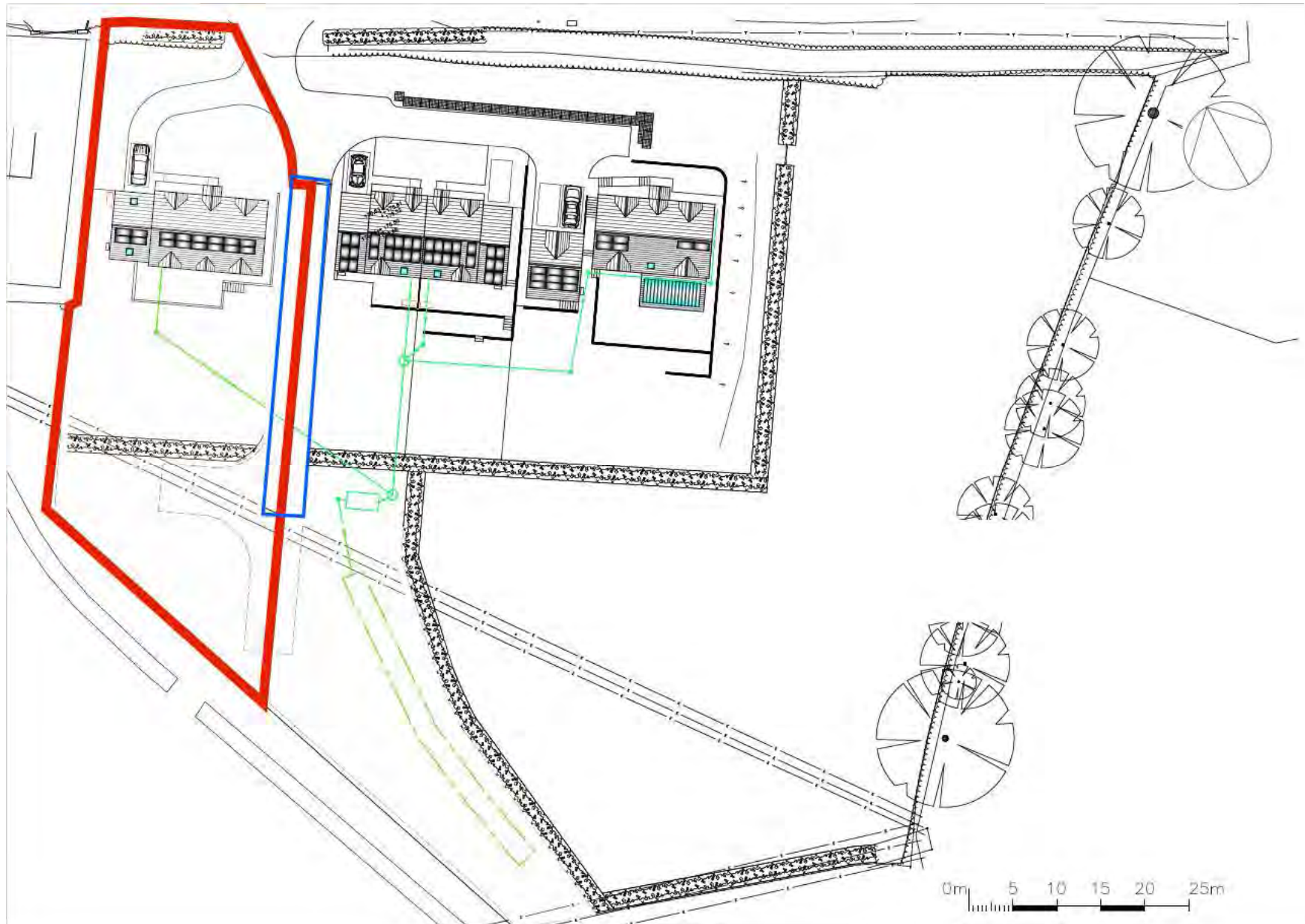
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 734/AM

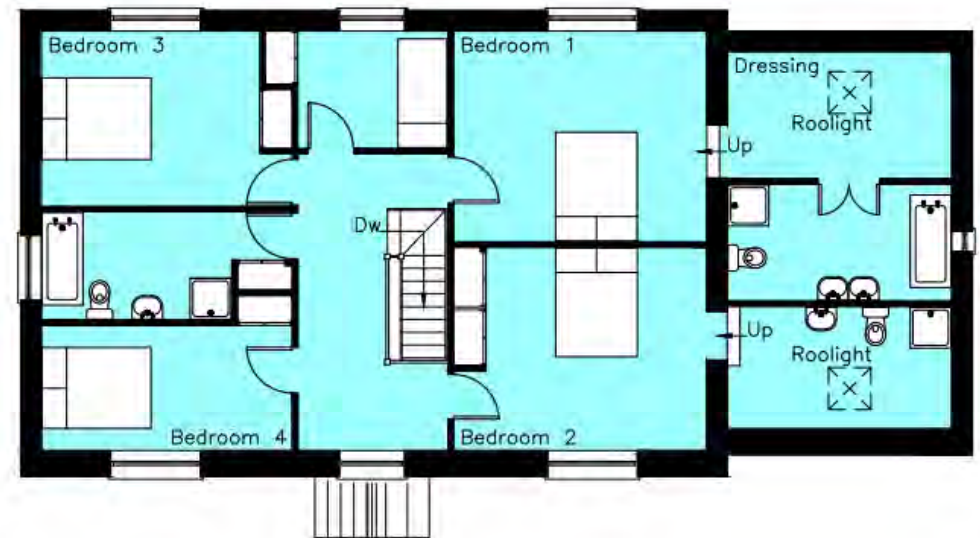
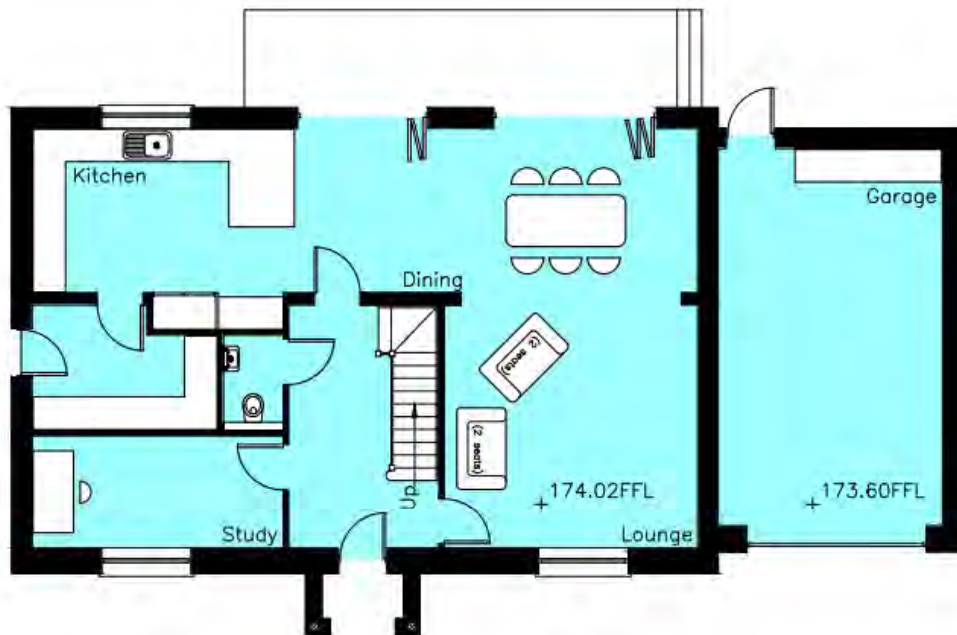
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property 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.

Indicative Site Plan

Plot for sale outlined in red – the plot will also benefit a right of way over the track outlined in blue



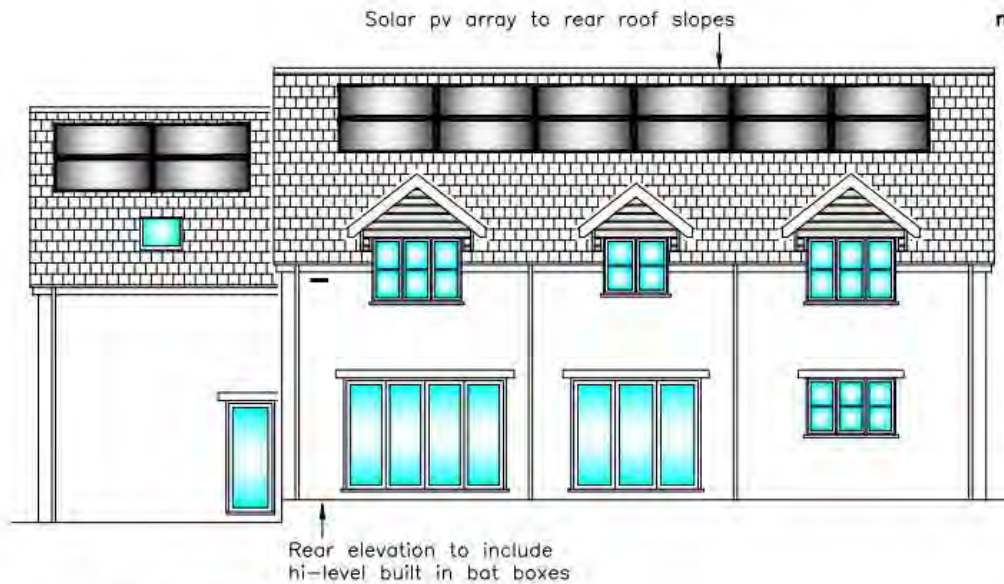
Proposed Floorplans – not to scale



Proposed Ground Floor Layout
(No1)

Proposed First Floor Layout
(No1)

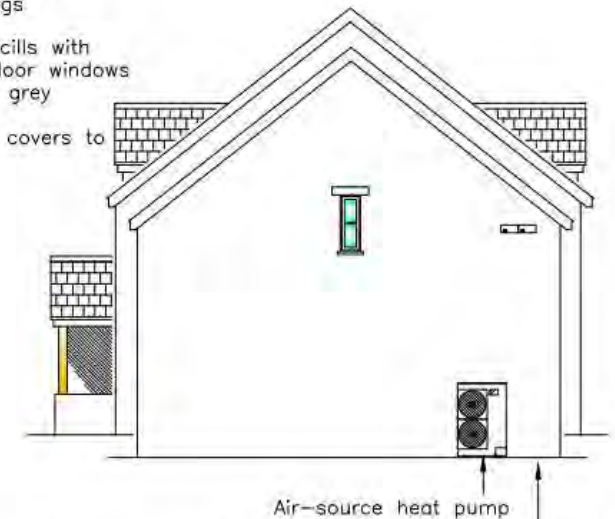
Proposed Elevations – not to scale



Proposed Rear Elevation
(No1 – South-West)

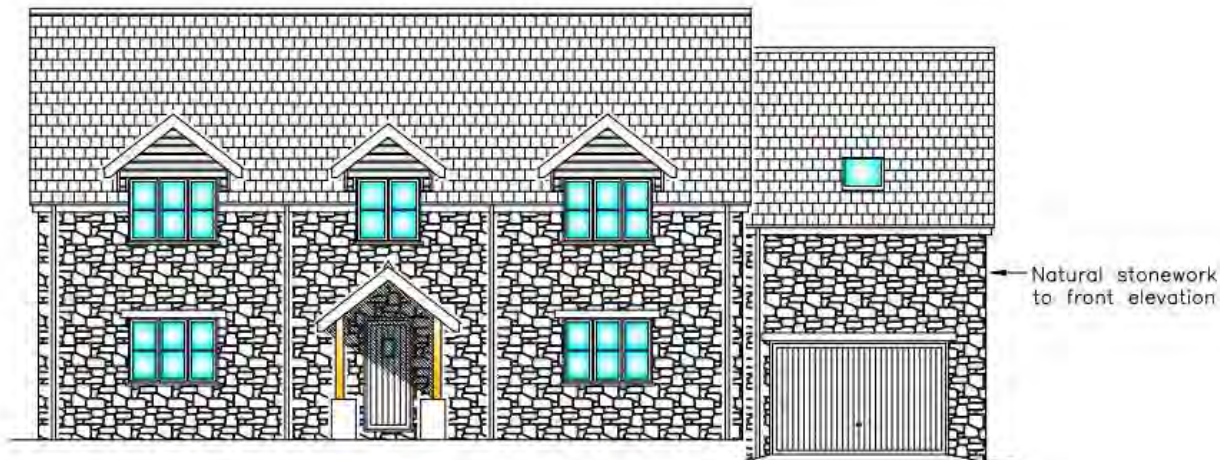
materials:

- slate roof with ash black upvc fascia / bargeboards and ½ round upvc rwgs
- white rendered masonry
- dark grey upvc windows on slate cills with bathstone lintel detail to ground floor windows
- large bi-fold doors from dark grey anodised aluminium
- any external lighting is to include covers to prevent upward light spill



Proposed Side Elevation
(No1 – North-West)

Side elevation of garage to include hi-level built in bird nest boxes; include slate cill under to catch droppings



Proposed Front Elevation
(No1 – North-East)



Proposed Side Elevation
(No1 – South-East)

View from the plot overlooking part of the village and church, facing west





Images showing (from top left clockwise) Access gate into plot; View from the plot over fields to the south; View of installed treatment plant to serve the new dwelling; View over part of the plot facing north.