

GRAND DESIGN STYLE BUILDING PLOT NEAR YEALMPTON, SOUTH HAMS, PL8 2HS



- Detailed Planning Permission
- Approximately 0.14 hectares (0.35 acres)
- Offers invited in the region of £300,000

THE PROPERTY – GNATTON WATER STORAGE TANK - PL8 2HS

A fantastic opportunity to acquire a development site for a potential “Grand Design” style home in this sought-after South Hams area near Yealmpton and Newton Ferrers.

The site benefits from detailed planning permission for a new detached house with a gross internal floor area of circa 168.5sqm (1,814 sqft), together with a detached car port and a detached workshop/storage shed.

Situated within the South Devon Area of Outstanding Natural Beauty, the site consists of a former covered water storage tank reservoir with associated outbuildings and plant structures. It is predominantly surrounded by agricultural fields with a typical quiet country road along its south-eastern boundary.

Located in a secluded yet accessible area at a relatively high point to the surrounding countryside, the site extends to approx. 0.14 ha (0.35 acres).

SITUATION

The former reservoir is located approximately 1 mile to the south of the centre of Yealmpton village and 2.5 miles to the northeast of the yachting haven of Newton Ferrers, between the estuaries of the Rivers Yealm and Erme in the sought-after South Hams area and within the South Devon Area of Outstanding Natural Beauty, it is only approximately 8 miles from the City centre of Plymouth.

The historic waterfront City of Plymouth has a range of shops, department stores, restaurants, cinemas, theatres, colleges and university. The nearby sandy beach at Mothecombe is within easy reach as is the estuary village of Newton Ferrers just to the southwest, and Plymouth Sound boasts a wide range of water-sports. Outdoor pursuits such as golf, horse riding and cycling are all available nearby as is Dartmoor National Park.

SERVICES

Interested parties are to make and rely upon their own enquiries of the relevant services providers.

METHOD OF SALE

Offers are invited for this freehold property in the region of £300,000.

PLANNING

Planning permission was granted via appeal (Ref.K1128/W/21/3285450) on 6th May 2022 following refusal of planning application 0663/21/FUL by South Hams District Council on 23rd August 2021. The approval is for change of use from B8 to C3 and redevelopment to a single dwelling at the former reservoir at SX 5820 50520, Yealmpton, PL8 2HS.

There is a planning and technical information pack available upon request from the agents.

VIEWING – (What3words = [permit.dart.explains](#))

Please contact Philip Taverner at KLP to arrange an accompanied viewing if you wish to access the inside of the compound area, external viewings of the plot are possible at any time as it abuts the road.

CONTACT: Philip Taverner **REF:** 788/PT/R1



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300 or 07866 522910

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.

Google Earth aerial image with site location circled in red

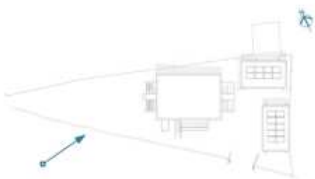




CLIENT: Mrs L TALBOT
PROJECT REF: TBC
PROJECT: NEW DWELLING AT GNATTON WST
DRAWING TITLE: BIRDSEYE PERSPECTIVE (PROPOSED)
SCALE (B150-A3): NOT TO SCALE
DATE: Dec 2019

GRID REF: :SX582502
DRAWN BY: IF
CHECKED BY: JS

NOTES: -



BIRDSEYE PERSPECTIVE (PROPOSED) - PA-31

THIS VERSION: SEP 2020
PLANNING PACK 2019



FOR PLANNING PURPOSES ONLY - ON SITE MATERIALS, COLOURS AND FINISHES TO BE CONFIRMED AT A LATER DATE. NOT TO SCALE.

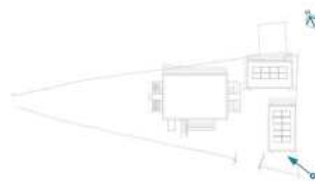
CLIENT: Mrs L TALBOT
 PROJECT REF: TBC
 PROJECT: NEW DWELLING AT GRATTON WST

DRAWING TITLE: INDICATIVE PERSPECTIVE 2 (PROPOSED)

SCALE (WISO-A3): NOT TO SCALE
 DATE: DEC 2019

GRID REF: SX562502
 DRAWN BY: JF
 CHECKED BY: JS

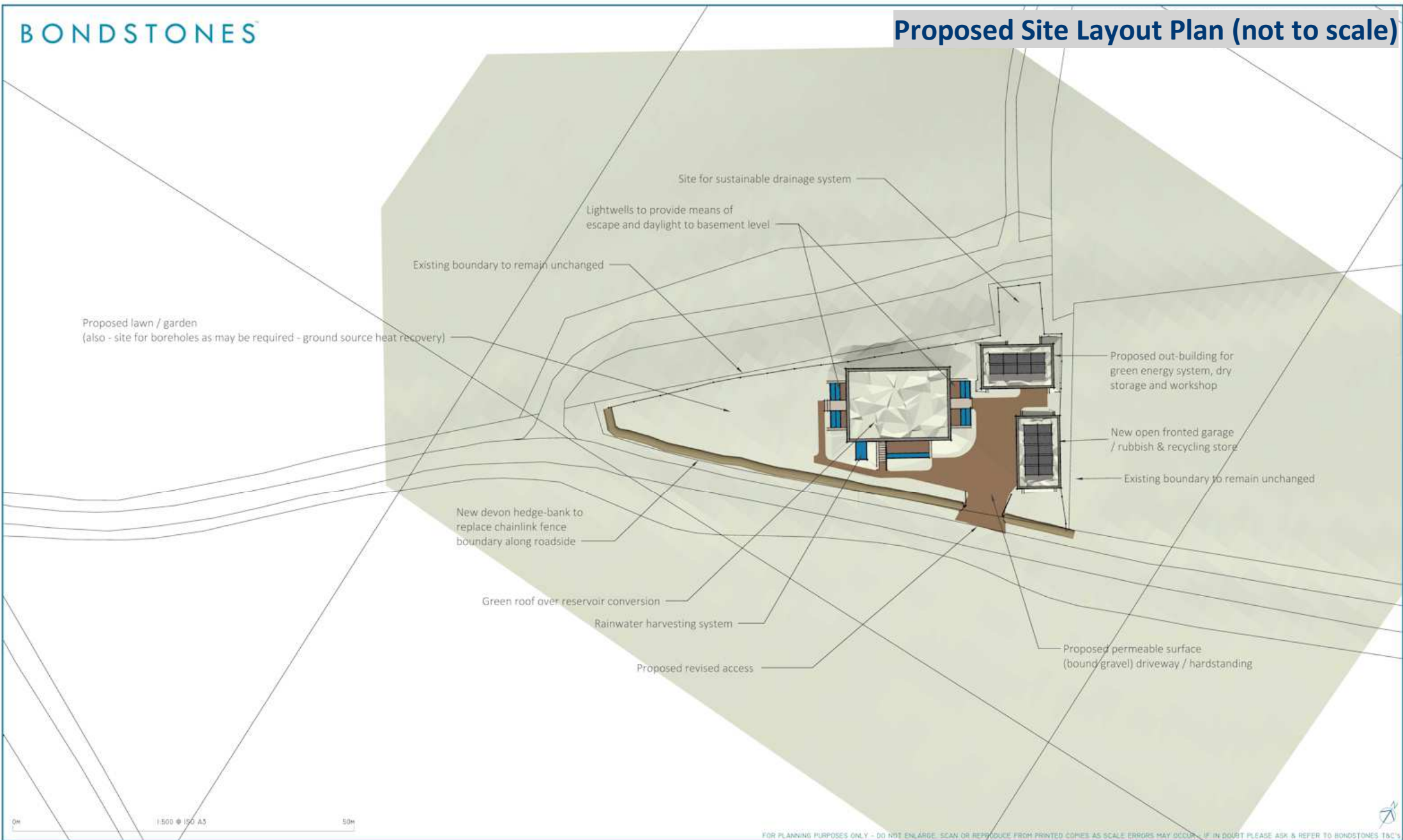
NOTES:



INDICATIVE PERSPECTIVE 2 (PROPOSED) - PA-25

THIS VERSION: SEP 2020

PLANNING PACK 2019



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CLIENT: MRS L TALBOT
 PROJECT REF: TBC
 PROJECT: NEW DWELLING AT GNATTON WST
 DRAWING TITLE: PAGE 35
 SCALE (B150-A3): 1:500
 DATE: DEC 2019

GRID REF: 5X582502
 DRAWN BY: JF
 CHECKED BY: JS

NOTES: LOCATION & BLOCK PLANS CONTAIN DATA SOURCED FROM ORDNANCE SURVEY.
 © 2020 CROWN COPYRIGHT AND DATABASE RIGHTS OS 100019980 & 100053143
 UNLESS OTHERWISE STATED, WHERE SHOWN, EXISTING TREE CANOPY AND VEGETATION IS TRANSLATED FROM ORTHORECTIFIED AERIAL PHOTOGRAMMETRY. WHILE EVERY CARE HAS BEEN TAKEN TO CORRELATE DATA SOURCES, LANDSCAPING FEATURES SHOULD BE SOLELY CONSIDERED INDICATIVE OF COVERAGE & SPREAD AT THE DATE OF SURVEY.

PAGE 35 - PA-03

THIS VERSION: SEP 2020
 PLANNING PACK 2019



1:500 @ 150 A3

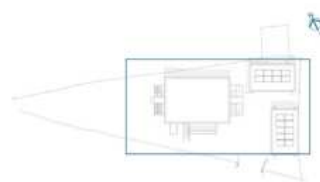
50m

FOR PLANNING PURPOSES ONLY - DO NOT ENLARGE, SCAN OR REPRODUCE FROM PRINTED COPIES AS SCALE ERRORS MAY OCCUR - IF IN DOUBT PLEASE ASK & REFER TO BONDSTONES TAGS

CLIENT: MRS L TALBOT
 PROJECT REF: TBC
 PROJECT: NEW DWELLING AT GNATTON WST
 DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN
 SCALE (B150-A3): 1:50
 DATE: DEC 2019

GRID REF: SX582502
 DRAWN BY: IF
 CHECKED BY: JS

NOTES: -



PROPOSED LOWER GROUND FLOOR PLAN - PA-15

THIS VERSION: SEP 2020

PLANNING PACK 2019

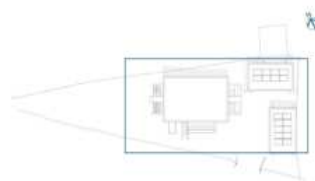


1:500 @ 150 A3

CLIENT: MRS L TALBOT
 PROJECT REF: TBC
 PROJECT: NEW DWELLING AT GNATTON WST
 DRAWING TITLE: PROPOSED GROUND FLOOR PLAN
 SCALE: (A150-A3): 1:50
 DATE: DEC 2019

DRAWN BY: JF
 CHECKED BY: JS

NOTES: -



PROPOSED GROUND FLOOR PLAN - PA-17

THIS VERSION: SEP 2020
 PLANNING PACK 2019



CLIENT: MRS L TALBOT
 PROJECT REF: TBC
 PROJECT: NEW DWELLING AT GNATTON WST

GRID REF: SX582502

DRAWING TITLE: INDICATIVE PERSPECTIVE I (PROPOSED)

SCALE (BHSO-A3): NOT TO SCALE
 DATE: Dec 2019

DRAWN BY: JF
 CHECKED BY: JS

NOTES: -



INDICATIVE PERSPECTIVE I (PROPOSED) - PA-23

THIS VERSION: SEP 2020
PLANNING PACK 2019



Site photos clockwise from top left – from site gates looking NE, top of tank looking SW, top of tank looking NE, top of tank looking south

