

SINGLE BUILDING PLOT FOR NEW 2 BEDROOM HOUSE

TIVERTON, DEVON, EX16 4PH

- Commenced detailed planning approval (ref. 18/01108/FULL)
- Proposed 2 bedroom end of terrace house with off road parking
- Guide Price £50,000

View from plot overlooking Tiverton

KLP
KITCHENER
LAND AND PLANNING

THE PLOT– EX16 4PH

This single building plot benefits from a grant of detailed planning approval under reference 18/01108/FULL, which was approved in October 2018 for the construction of a new 2-bed end of terrace house. The proposed new dwelling is described in the design and access statement as offering a lounge, kitchen/diner, utility and WC on the ground floor, and two double bedrooms, a bathroom and study on the first floor. The property is described as having a floor area extending to 80sqm (861sqft).

The property is proposed with a small patio and lawned garden area to the rear, bin storage to the side and a small lawn to the front with two off road parking spaces to be formed.

The plot is set at an elevated level, above Little Silver street and offers fine views over Tiverton.

TIVERTON

Tiverton offers a wide range of shopping, educational and recreational activities, including private and state schooling. The A361 North Devon Link Road is easily accessible from the property and provides dual carriageway access to the M5 Motorway at Junction 27. Tiverton Parkway Railway Station is located at Sampford Peverell, adjacent to Junction 27 with direct trains to London Paddington taking approximately 130 minutes.

METHOD OF SALE

The freehold plot is offered for sale with a Guide Price of £50,000. Interested parties should note that the seller owns the adjacent property to the plot (No.22) and can therefore offer any necessary party wall agreements/easements that are required in order to undertake the proposed works.

SERVICES

Interested parties are advised to contact the relevant utility providers to confirm suitable capacity and location of mains services prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact Alex Munday at KLP to arrange a viewing.

PLANNING

Detailed planning approval (ref. 18/01108/FULL), was granted by Mid Devon District Council in October 2018 for the construction of a new 2-bed end of terrace house on land at Little Silver, Tiverton.

The Agents are advised that works were undertaken on the plot in September 2021 (initial works on the proposed parking spaces) and that these works were duly inspected by building control, and confirmation has been attained from the local authority that a material start had been made on the site and the planning permission is therefore extant and can be continued.

Copies of the decision notice, plans and other relevant documents are available to download from our website here: www.klp.land/land/602 or can be emailed upon request.

S106/CIL

The Agents are advised that there are no S106 or CIL payments required as part of the approved development.

CONTACT

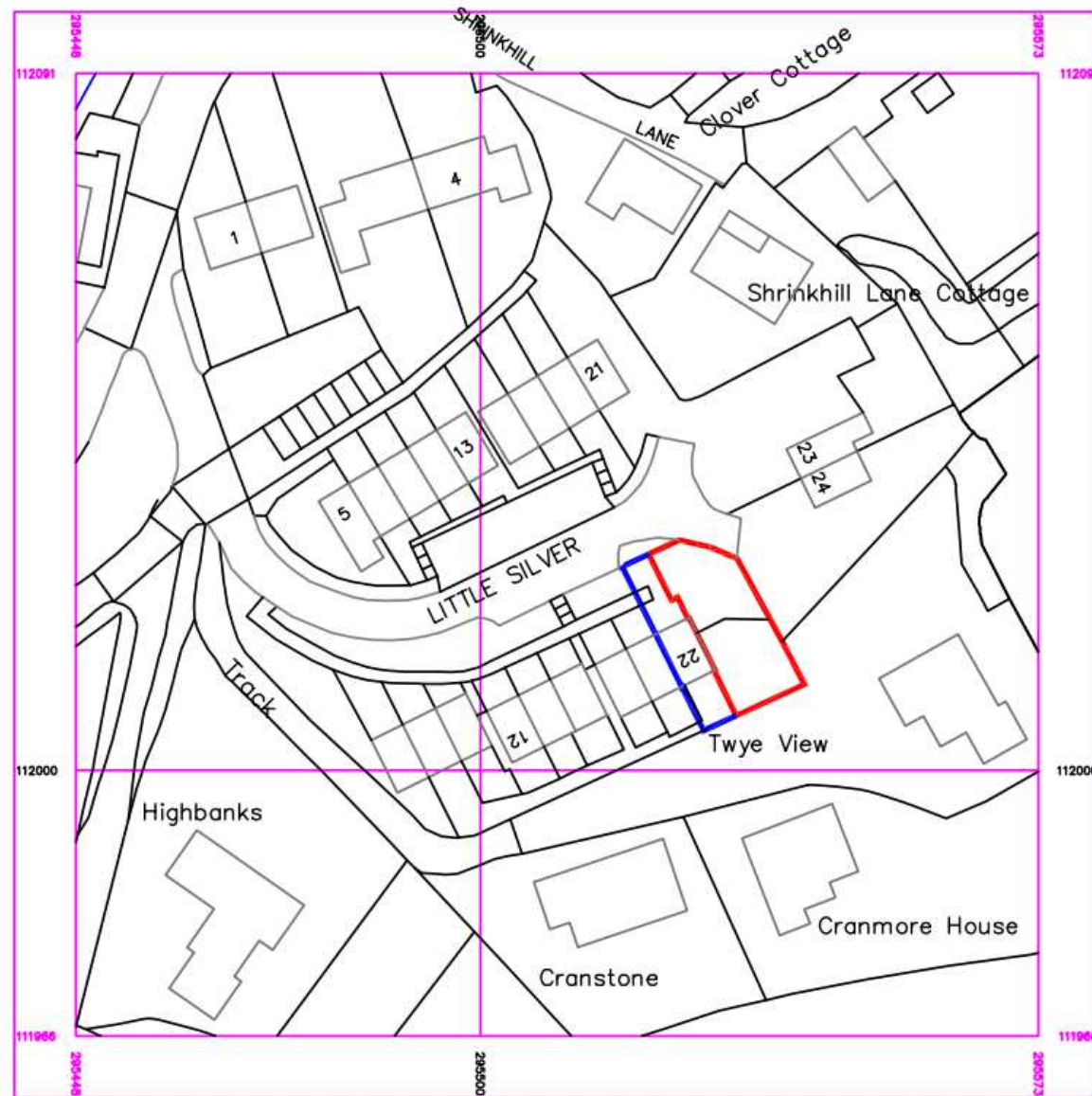


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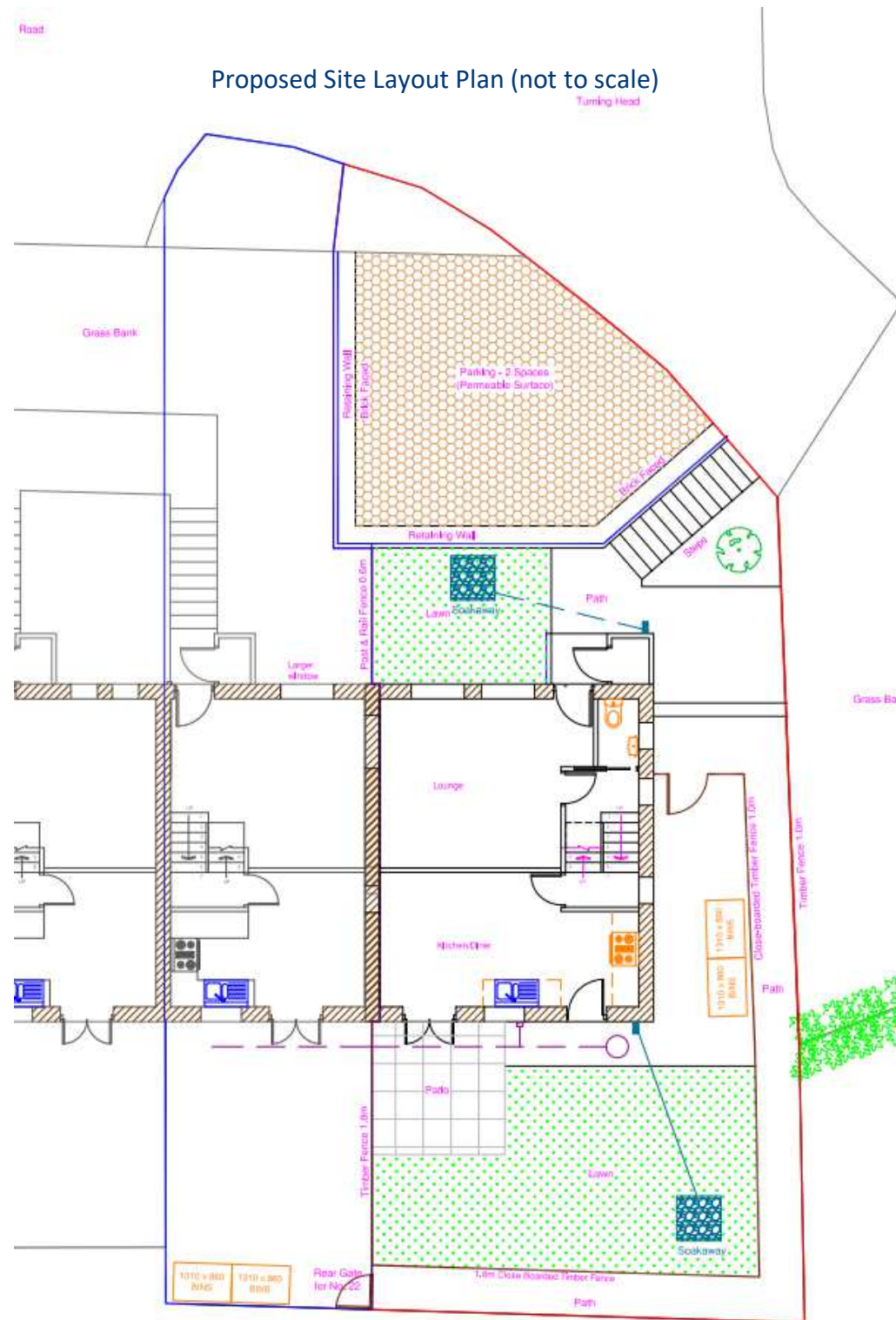
Ref: 864/AM

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.

Site location plan – plot outlined in red (not to scale)



Proposed Site Layout Plan (not to scale)



Proposed Elevations (not to scale)



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH EAST ELEVATION



View from Little Silver showing part of the plot and adjacent dwelling (No.22)