

BUILDING PLOT FOR A DETACHED HOUSE

VICARAGE HILL, DARTMOUTH, TQ6 9EW

- Detailed Planning Permission
- Planning Ref. 4673/21/FUL
- Close to Town Centre
- Offers in the Region of £175,000

Aerial view of the plot with approximate boundary outlined

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – TQ6 9EW

This is a rare opportunity to acquire a South facing building plot with the benefit of detailed planning permission for a generously sized house and ample parking within close proximity and easy walking distance of the town centre in this highly sought-after town. The plot is a good size and extends to approximately 785 sqm (0.19 acres).

The approved plans are for a house designed over two floors with a gross internal floor area of approximately 223m² (2,400 sqft). The main living accommodation is located on the upper floor to take advantage of the views over the town, with the bedrooms, utility and storage on the ground floor.

As with most sites in Dartmouth, the topography of the plot makes the ground works of the development challenging, however, ground and engineering advice has been sought throughout the planning process which has assisted in the overall design of the plot and house. These detailed engineering designs and surveys for the site may be available as part of the sale negotiations, although the purchaser would be responsible for costs for reliance.

PLANNING

South Hams District Council granted detailed planning permission on land adjacent to 3 Vicarage Hill, Dartmouth (Ref.4673/21/FUL) for construction of a new 2-storey, 3 bedroom house with associated landscaping and open-sided car port on 25th March 2022. Copies of the plans, planning permission, reports and surveys are available from the agents.

METHOD OF SALE

Offers are invited in the region of £175,000 for this freehold plot.

SERVICES

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

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

DARTMOUTH

Situated at the mouth of the River Dart, opposite the picturesque village of Kingswear, you'll find the historical town of Dartmouth. With its enchanting streets and scenic river location, you have to go a long way to find a town as pretty. Overlooking one of the finest natural harbours in the UK, Dartmouth has a strong maritime heritage and is packed with events and things to do throughout the year, from sailing to arts and cultural festivals. Lying in the South Devon Area of Outstanding Natural Beauty, the town has a vibrant, coastal charm and is well served by ferry and coastal path links.

It has a long tradition of strategic importance for sailing ships, Dartmouth was the sailing point for the Crusades and has a long association with the Royal Navy. The Britannia Royal Naval College is located on the hill overlooking the town and has been training Naval Officers since 1863. Many medieval and Elizabethan streetscapes have survived in Dartmouth and give the port a distinctly ancient flair and at the mouth of the river estuary you'll find the 600 year old Dartmouth Castle.

As one of the West Country's best sailing ports, Dartmouth has a great range of facilities if you're a water sports enthusiast. Sailing fans will love the Dartmouth Regatta - a spectacular weeklong celebration of the town's maritime links. But you don't have to have saltwater in your veins to enjoy Dartmouth. The town has many events geared around the arts, with a diverse range of exhibitions in the many galleries. During May Dartmouth turns into a music lover's paradise as the annual Music Festival takes place.

CONTACT – REF: 872/PT



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

You may also wish to contact Stuart Millard of Millards Property in Dartmouth for local advice on the potential value of the proposed dwelling once built (link below):
<https://www.millardsdartmouth.co.uk/>

Proposed context plan of east elevation of proposed house & carport (not to scale)



0 1 2 5 10m

Proposed South East Elevation in Context.

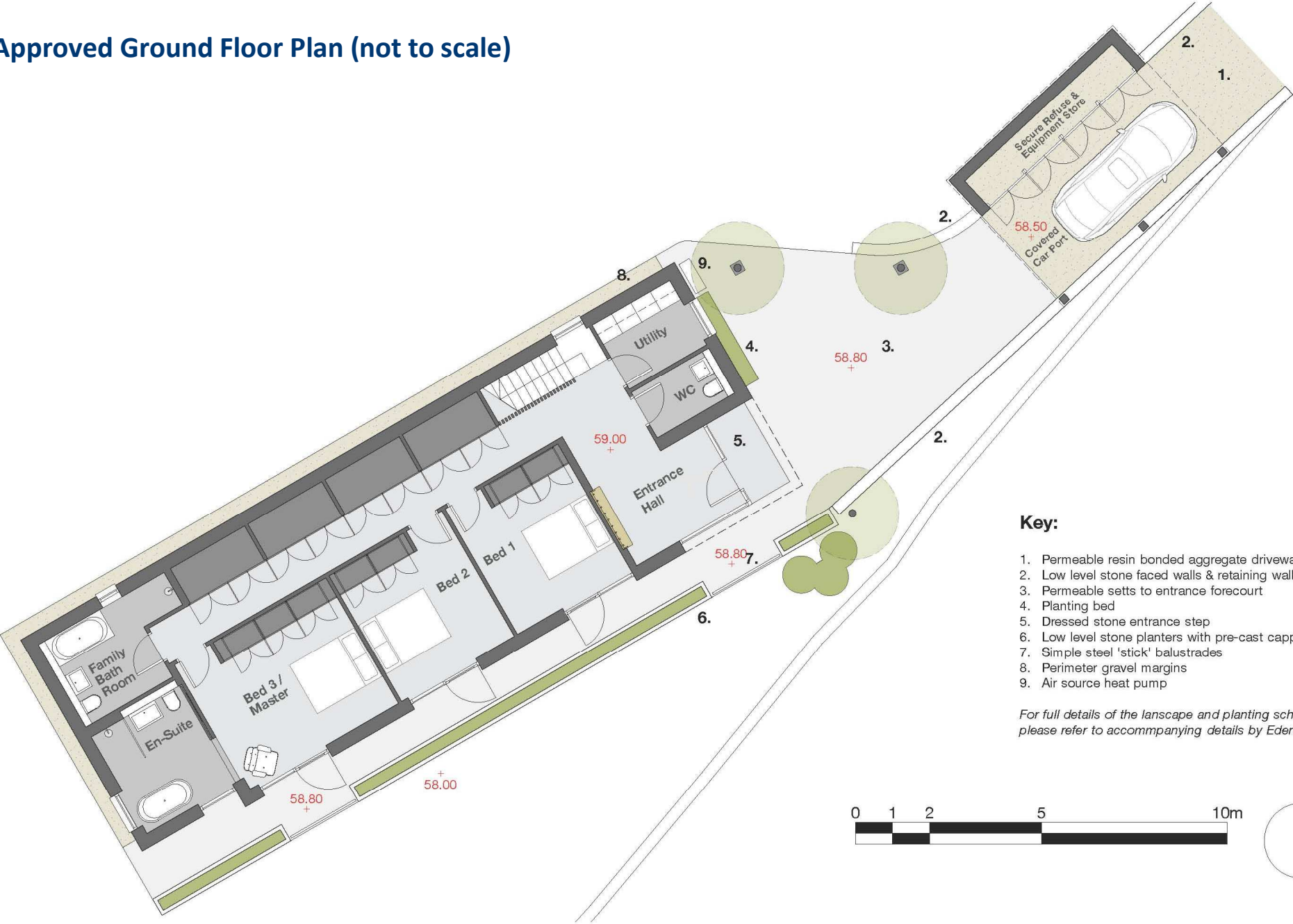
general

- all drawings are copyright
- do not scale drawing
- report all discrepancies to project administrator
- all dimensions to be checked on site

rev

project: Vicarage Hill Dartmouth	date: November 2020	scale: 1:200 @ A3	drawn: -
drawing title: Proposed SE Elevation in Context	job no: 1184	drawing no: PL-010	rev: -
gillespie yunnie architects			
Lower Tweed Mill, Shimmers Bridge, Dartington, Devon, TQ9 6JB 01803 860070 01803 864929 info@gyarchitects.co.uk			

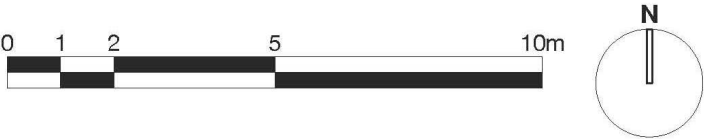
Approved Ground Floor Plan (not to scale)



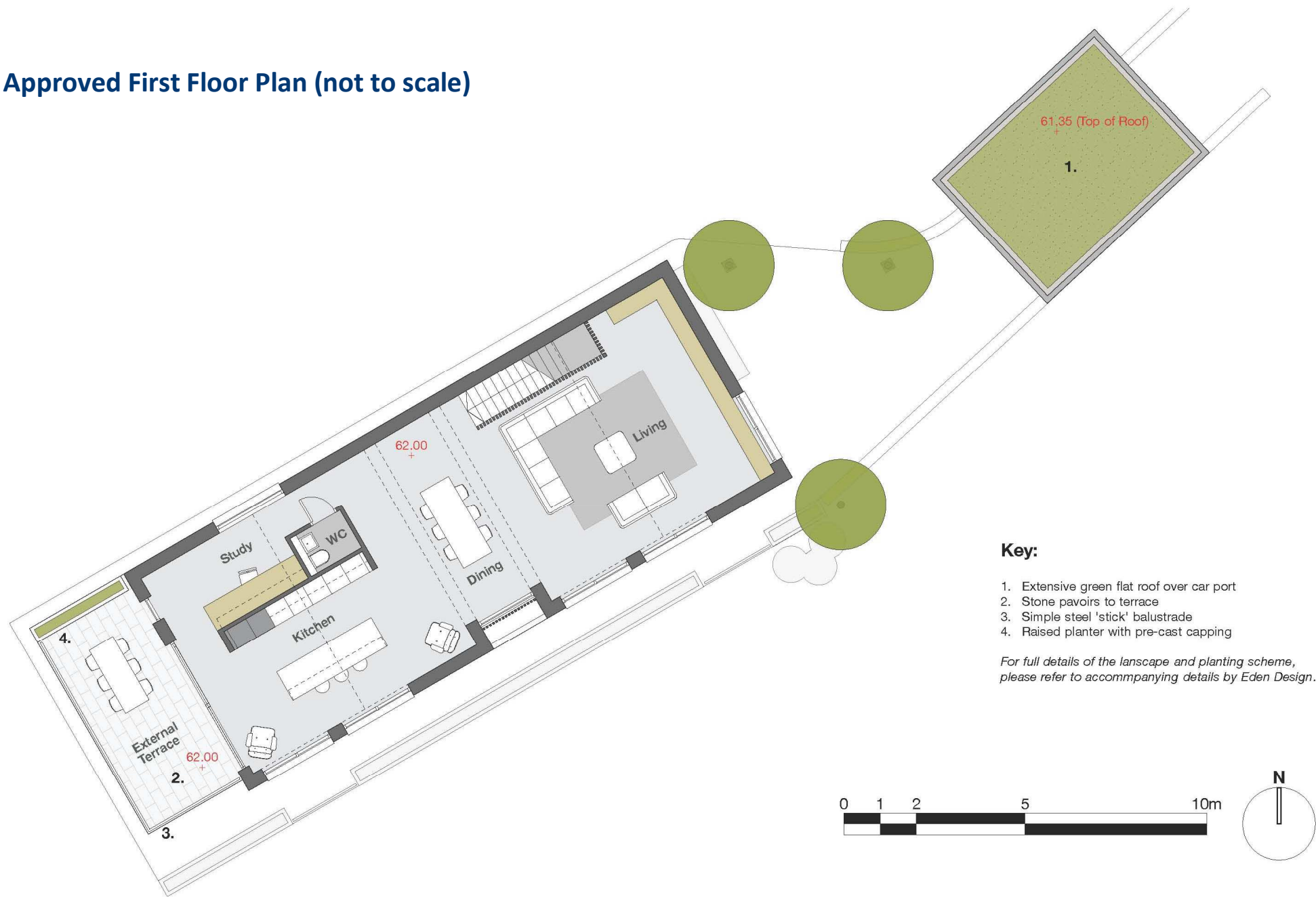
Key:

- 1. Permeable resin bonded aggregate driveway
- 2. Low level stone faced walls & retaining walls
- 3. Permeable setts to entrance forecourt
- 4. Planting bed
- 5. Dressed stone entrance step
- 6. Low level stone planters with pre-cast cappings
- 7. Simple steel 'stick' balustrades
- 8. Perimeter gravel margins
- 9. Air source heat pump

For full details of the lanscape and planting scheme, please refer to accompaning details by Eden Design.



Approved First Floor Plan (not to scale)



general

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Proposed First Floor Plan.

Revisions

Rev.A December 2021: Spot levels added.

project: Vicarage Hill Dartmouth	date: November 2021	scale: 1:100 @ A3	drawn:
drawing title: Proposed First Floor Plan	job no: 1184	drawing no: PL-004	rev: A
gillespie yunnie architects			
Lower Twerd Mill Shimmers Bridge Carrington Devon TQ2 6UB t 01893 860010 f 01893 864623 e info@gyaarchitects.co.uk			



Aerial view of the plot looking north

Proposed Site Plan (not to scale)

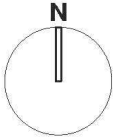
Town Close

Vicarage Hill

Key:

- 1. Site entrance with setts at threshold
- 2. Covered car port / store with planted flat roof over
- 3. Existing stone boundary wall retained and repaired as necessary
- 4. Standing seam zinc roof finish
- 5. Slimline PV panels to south facing roof slopes
- 6. Single membrane flat roof finish with low profile rooflight
- 7. First floor terrace
- 8. Planters with screen planting
- 9. Permeable resin bound aggregate driveway
- 10. Permeable setts to entrance court beyond car port

For full details of the lanscape and planting scheme, please refer to accommpanying details by Eden Design.



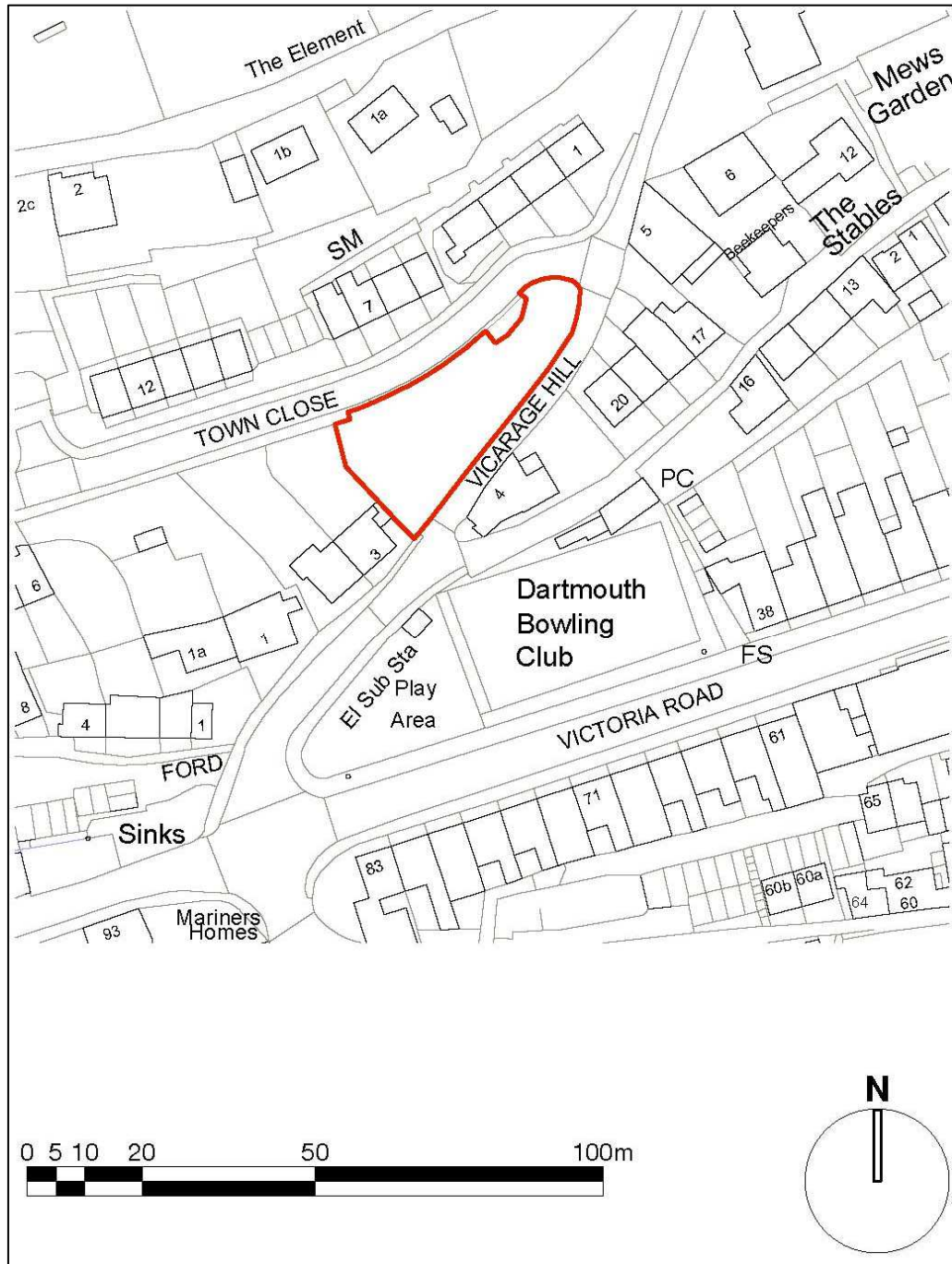
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Proposed Site / Roof Plan.

rev

project: Vicarage Hill Dartmouth	date: November 2021	scale: 1:200 @ A3	drawn:
drawing title: Proposed Site / Roof Plan	job no: 1184	drawing no: PL-002	rev:
gillespie yunnie architects			
Lower Tweed Mill, Shimmers Bridge, Dartington, Devon, TQ1 6JB 01803 860010 01803 864829 e:info@gyarchitects.co.uk			



Location Plan and Photographs of the view from the plot looking south & the site access from Vicarage Hill



Computer Generated Image of the proposed house looking from Victoria Road