

**** PLOTS 3, 4 & 5 RESERVED ****

PRIME BUILDING PLOTS FOR DETACHED DWELLINGS
KILNWOOD HEIGHTS KINGSTEIGNTON DEVON TQ12 3FY



- Only two remaining
- Outline Planning Permission (21/00293/OUT)
- Elevated position, beautiful panoramic views to Dartmoor
- Employ your own contractor OR agree a fixed price build contract
- Guide Prices- Plot 1 £175,000, Plot 2 £185,000, Plot 5 £195,000 (**Plots 3, 4 & 5 Reserved**)

view to the west



THE PLOTS – TQ12 3FY

This is a very attractive opportunity to purchase a prime building plot from Townsend Developments Ltd (5 plots in total). The proposed 5 plots are part of a larger scheme comprising 8 plots all accessed off a recently constructed private road (the additional 3 are under separate ownership). It is envisaged that the development will form an exclusive gated community distinctly different from the adjacent recently constructed development through which access is derived. All 5 plots offer an elevated position with beautiful panoramic views over countryside to Dartmoor.

All 5 dwellings will be subject to the Design Code and appendices conforming with the guidance set out in Teignbridge District Council adopted SPD for Custom and Self Build Dwellings dated July 2016. The indicative computer generated image and floor plans below for a c.170sqm dwelling are the result of negotiations with TDC and as such, this style of design will be the template for the development. Our client would be happy to discuss variations on the theme but in order to ensure a continuity throughout the development, he will reserve the right to approve all designs.

Purchasers can either employ their own contractor **OR**, agree a fixed build contract with X4 Construction Ltd choosing one of a selection of indicative contemporary reverse level detached houses ranging from 120sqm to 200sqm (3 to 5 bedroom houses). These dwellings have been designed to incorporate a green oak frame which has been fully costed and can be added to the fixed price contract. Amendments to the design may be negotiated as additions to the fixed price cost. These designs are also available to purchasers who employ their own contractor.

According to the Design Code, each plot has a designated build zone as set out on the approved indicative site plan below and range in size as follows:

Plot 1 - 0.050ha/510sqm, Plot 2 - 0.053ha/535sqm Plot 3 - 0.054ha/540sqm
Plot 4 - 0.055ha/550sqm, Plot 5 - 0.058ha/580sqm

KINGSTEIGNTON

Situated at the head of the Teign Estuary just to the north of Newton Abbot, Kingsteignton offers a variety of local amenities including independent shops, primary and secondary schools, sporting clubs and facilities. It has good transport links with easy access to both the A380 and A38 and main line rail links at nearby Newton Abbot station, it is also ideally located for access to both the coast and Dartmoor with Teignmouth and Bovey Tracey each circa 5 miles distant.

PLANNING & TECHNICAL

Teignbridge District Council granted Outline Planning Permission under application ref 21/00293/OUT dated 23 July 2021 for five plots for self-build housing (approval sought for layout and access), land at Vicarage Hill Kingsteignton.

Previously TDC granted Outline Planning Permission under application No. 16/02574/OUT for five plots for self-build housing (approval sought for layout and access), Land at Vicarage Hill, Kingsteignton, dated 07 February 2018.

This development will be liable to make contributions under the Community Infrastructure Levy (CIL), we understand that self-builders can apply for an exemption.

A comprehensive planning & technical information pack is available on request.

FIXED PRICE CONTRACT - PRICING

We are advised that the build cost will be in the region of £2,000 - £2,500 sqm depending on the design choices and specification. Please see below a computer generated image and proposed floor plans for the c.170sqm dwelling. Further details on request. We are advised finance may be available through Build Store self build mortgages.

SERVICES

Townsend Developments Ltd will bring services (gas, electric, water, telecoms) with connection points at each plot boundary for the sum of £15,000 per plot, this is a cost in addition to the plot prices set out below. Alternatively, purchasers can engage their own contractor to carry out the services work (gas, electric, water, telecoms) if they prefer. We are advised that a foul sewer has already been laid inside the west boundary of each plot. Townsend Developments will in either case, construct the surface water attenuation cellular storage (serving all 5 plots) and the connection from the cellular storage to the existing surface water sewer.

METHOD OF SALE & VIEWING

For sale by Private Treaty - Plots are offered for sale separately
Plot 1 - £175,000 Plot 2 - £185,000 **Plot 3 - £195,000 Reserved**
Plot 4 - £195,000 Reserved Plot 5 - £195,000 Reserved

Viewing strictly by appointment only, please contact Darryl Hendley at KLP.



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

Ref: 587/DH/R5

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.



Red line denotes approximate site boundary of the 5 plots – Not to Scale

NOTE – The planning approval for a large single dwelling on the adjacent site as shown below by an arrow, has now lapsed. This land area is now the subject of application 20/01272/OUT for 4 dwellings

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TEIGN FORT
DRIVE

KILNWOOD AT VICARAGE HILL

RESERVED

RESERVED

RESERVED

HACKNEY LANE

PANORAMIC VIEWS

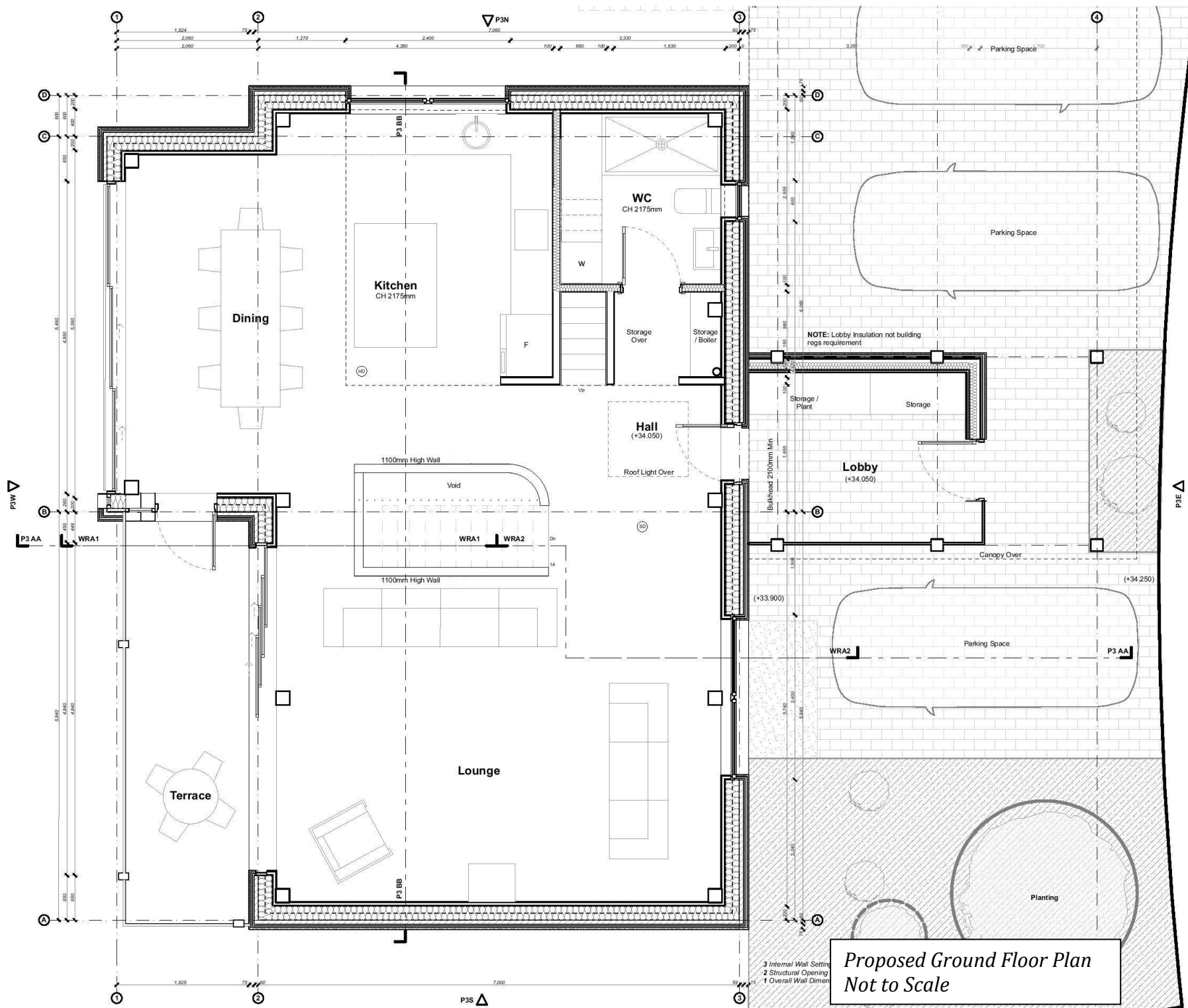
Section AA

MIDDAY
SUN

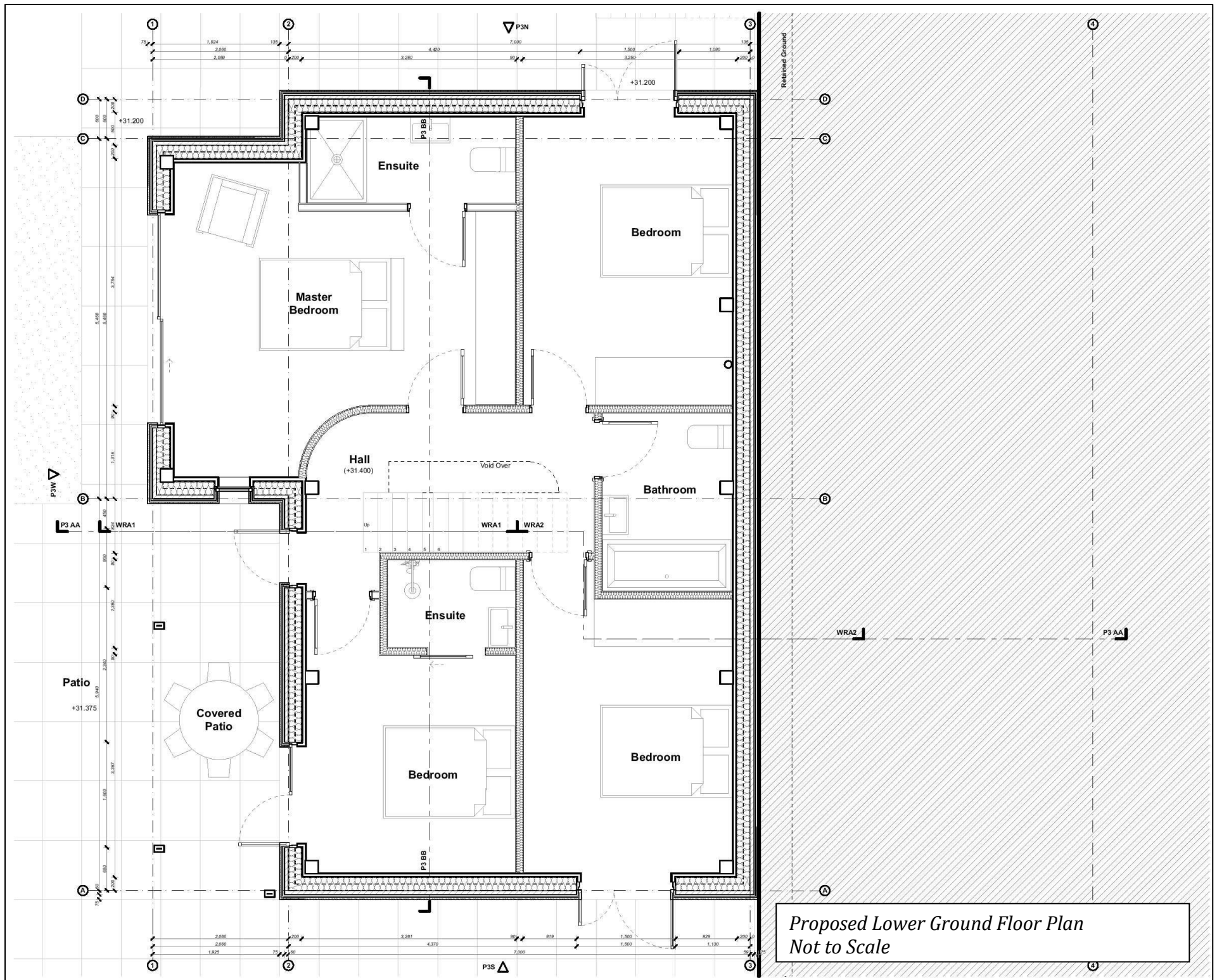
EVENING
SUN



Computer generated image of the proposed 170sqm dwelling - rear elevation. This is a high specification dwelling, a more traditionally constructed version can also be built at a lower cost



*Proposed Ground Floor Plan
Not to Scale*





view from entrance and across plots to the south



view across plots to the north



view across some plots to the west