

BUILDING PLOT FOR A DETACHED DWELLING

TRENDLE GARDENS, TAVISTOCK, PL19 0FF



- Detailed Commenced Planning Permission Ref. 4121/17/FUL
- Over 55-age restricted dwelling & gated estate
- Offers in excess of £150,000

PLOT 13 TRENDLE GARDENS

An opportunity to acquire a walled building plot with the benefit of detailed planning permission (Ref.4121/17/FUL) for a large detached two bedroomed (both ensuite) dwelling with large reception areas on the ground floor (one of which may be divided to create a separate study/living and dining room or ground floor bedroom). It also has an attached garage. Alternative plans showing a dwelling with two bedrooms and a study/3rd bedroom have been drawn up by the vendors but have not been submitted to the Council for approval. Copies of these plans are available upon request from the agents.

PLEASE NOTE: This plot sits within the gated estate of Trendle Gardens which is a development of dwellings age restricted to people over the age of 55 and this plot will have the same restriction on the house once built and will have to contribute towards the management company for the estate and its maintenance. The annual maintenance contribution will be in the region of £2,600 pa, but does include maintenance of the common areas of the estate, the private garden of the proposed house in terms of regular grass cutting etc., window cleaning and gutter clearing (providing a lock up and leave opportunity). It also provides a contribution to a fund for external redecoration every 5 years, this of course depends on the materials used to build the property, whether render or other products.

The plot is situated on the north-eastern edge of Tavistock but within a relatively short level distance to the town centre and easily accessible to the wonderful areas of Dartmoor National Park.

The gross internal floor area of the proposed dwelling is approximately 95.83m² (1,031 sqft) and the plot extends to approximately 400sqm (0.10 acres).

TAVISTOCK

This very sought after market town is situated on the western edge of Dartmoor National Park set in beautiful natural scenery, approximately 10 miles north of the coastal city of Plymouth (via the A386). The River Tavy flows through the town which offers a variety of amenities and services with many High Street names in terms of shops, good leisure and sporting activities within the town and area and an excellent independent school is available at the co-educational Mount Kelly College, situated on the east side of Tavistock. The A30 dual carriageway is located approximately 10 miles north of Tavistock which links with Launceston to the west and Exeter to the east with its M5 connection.

SERVICES

Plans illustrating the existing estate services for the plot are available from the agents upon request. However, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to location, availability and connection costs of services for the plot.

METHOD OF SALE

Offers are invited in excess of £150,000 for the freehold plot.

PLANNING

West Devon Borough Council granted full detailed planning permission Ref. 4121/17/FUL for the development of a dwelling on land to the south of plot 12 as approved under planning permission Ref.2092/16/FUL at Mount Kelly, Parkwood Road, Tavistock, PL19 0HZ on 30th January 2018. This permission was lawfully commenced and a certificate of lawfulness proposed use granted under planning reference 0411/20/CLP on 25th March 2020.

Copies of the plans and planning permission are held on file by the agents or can be viewed on West Devon District Council's website using the planning reference above.

Community Infrastructure Levy (CIL) is **NOT** liable on this development.

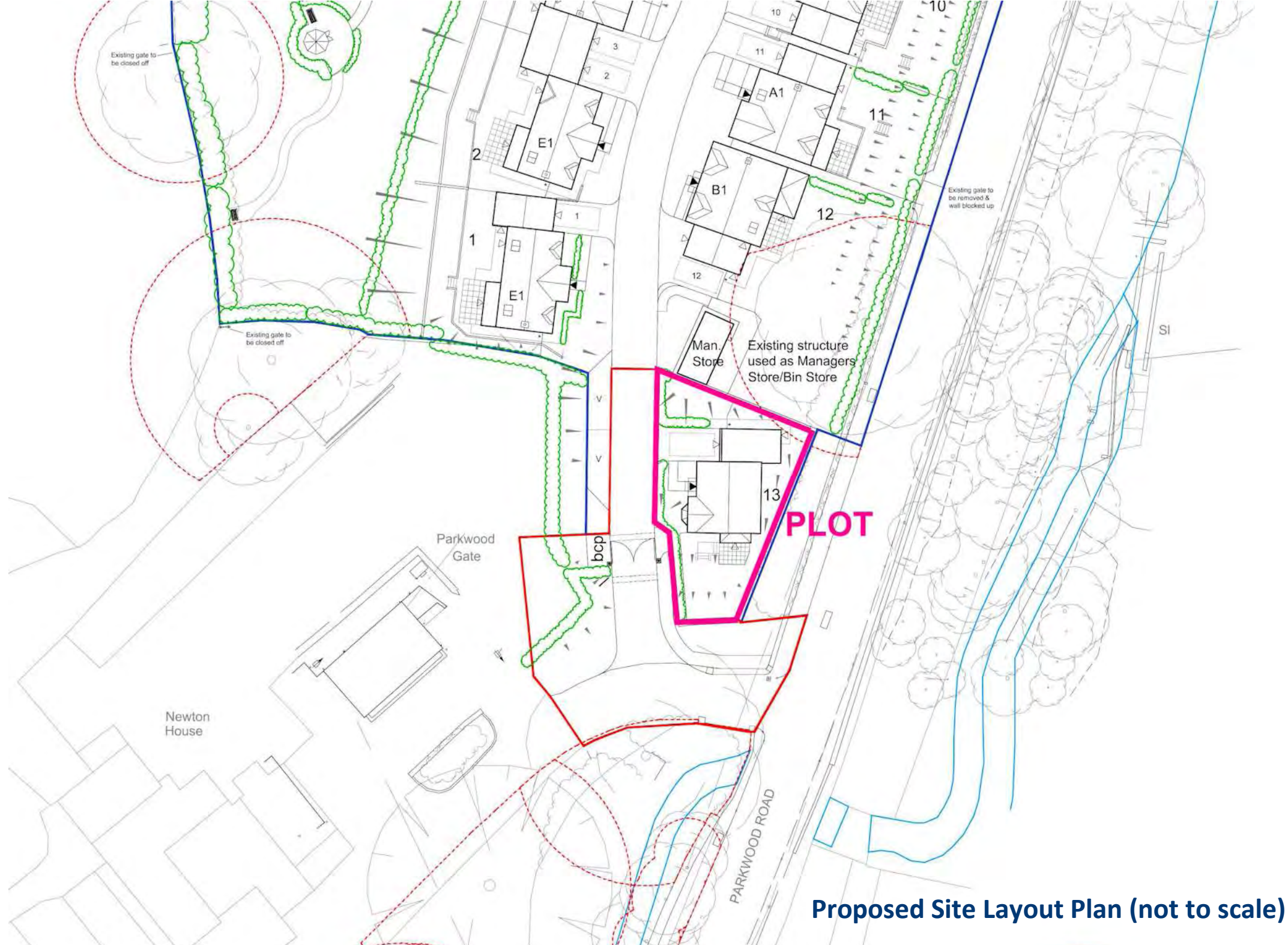
VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

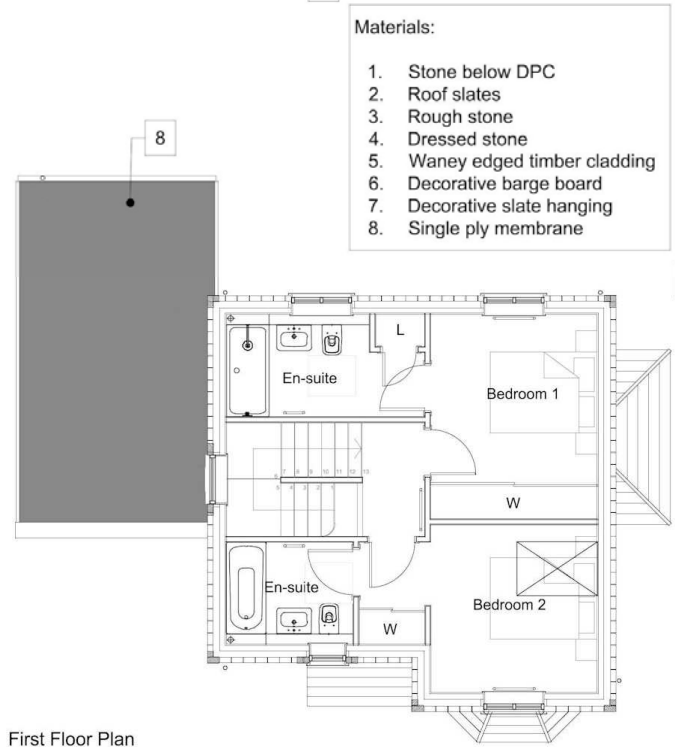
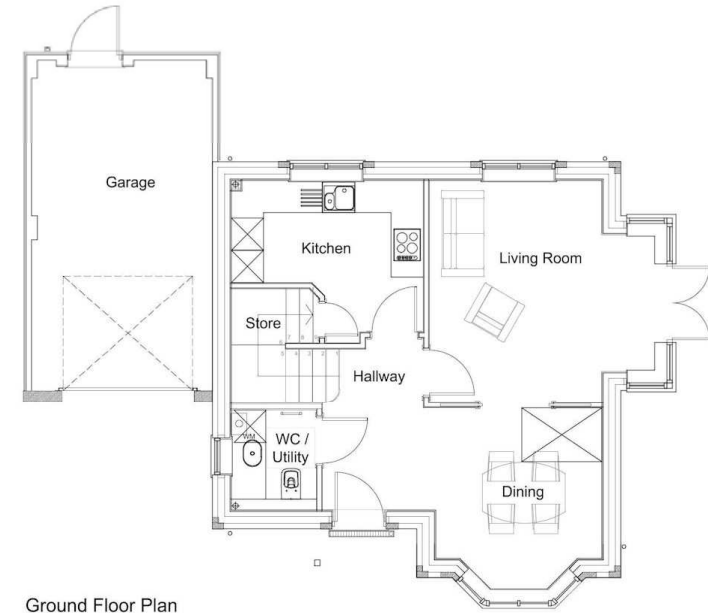
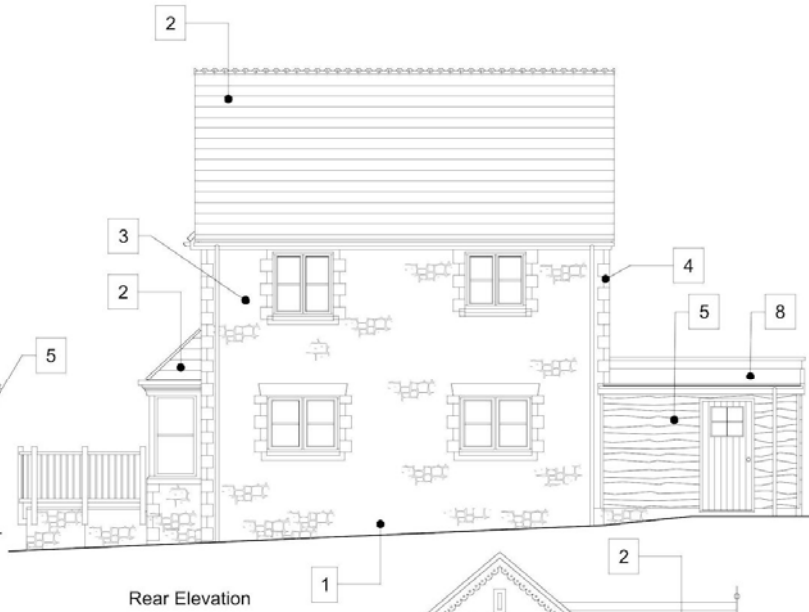
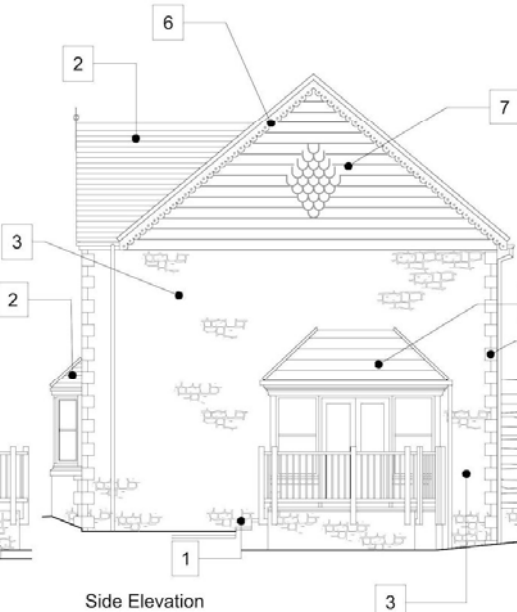
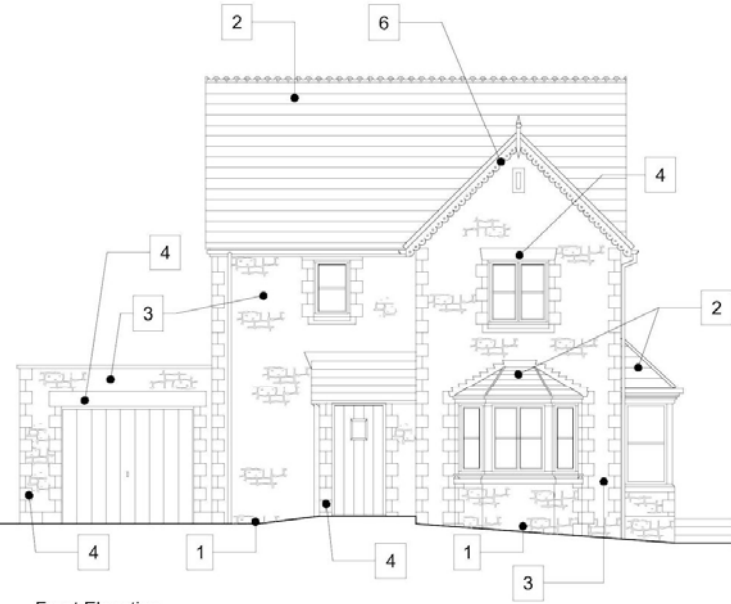
CONTACT - Ref: 695/R1/PT



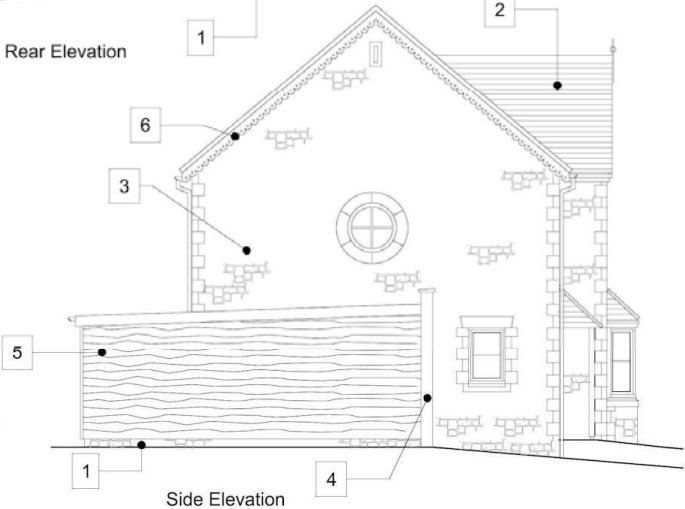
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 07866 522910



Approved House Plans (not to scale)



- Materials:
- 1. Stone below DPC
 - 2. Roof slates
 - 3. Rough stone
 - 4. Dressed stone
 - 5. Waney edged timber cladding
 - 6. Decorative barge board
 - 7. Decorative slate hanging
 - 8. Single ply membrane



Google Aerial Image (approximate plot boundary illustrated in red)

Google Earth

N

100 m





View of walled plot from access road



TRENDLE GARDENS

View of the gated entrance to the estate