

BUILDING PLOT FOR A DETACHED DWELLING

NELSON PLACE NEWTON ABBOT DEVON TQ12 2JH

- Conditional Planning Permission (19/02273/FUL)
- For a contemporary 4 bedroom detached dwelling
- Elevated position offering stunning views, c.0.67 hectares/1.64 acres
- Offers in the Region of £175,000

view to the east from the approximate position of the proposed dwelling

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – TQ12 2JH

This is a great opportunity to acquire a large building plot with conditional planning permission for a 4 bedroom, reverse level, contemporary detached dwelling. Set in an elevated position there are stunning panoramic countryside views from the south boundary in an arc from west through north to east and along the River Teign towards Teignmouth.

The plot which extends to c.0.67 hectares/1.64 acres comprises both the red parcel (the application area) and the blue parcel (additional amenity land) as shown on the plan below, is located at the eastern end of Nelson Place from where it derives access. The land is a mix of rough pasture on the higher level and woodland along the northern boundary with Jetty Marsh Road. The land rises from the entrance and along the southern boundary but generally falls away to the north.

The proposed dwelling as advised by our clients architect extends to c.218sqm/2350sqft (including double garage) and has been designed to take maximum advantage of the views (see floor plans below). On the first floor are open plan dining, kitchen and lounge areas with a terrace off the lounge area and a master bedroom. On the ground floor are a further 3 bedrooms.

NEWTON ABBOT

Newton Abbot is a large town situated approximately 7 miles north of Torquay town centre and 15 miles south of Exeter, close to the South Devon coast. The town can be accessed from the A380 or A38 dual carriageways, which connects with the M5 motorway at Exeter and Torquay/Plymouth respectively. There are also links available with the A381 to Totnes from the town. There is a busy railway station on the eastern side of Newton Abbot town centre, which provides services on the main London Paddington-Penzance line.

Newton Abbot is a busy commercial centre, which acts as the administrative capital of Teignbridge. There are a range of retail, employment, leisure and educational facilities in the town along with a small hospital.

PLANNING & TECHNICAL

Teignbridge District Council granted conditional planning permission for a single detached dwelling with associated drive and parking under application ref. 19/02273/FUL dated 26 February 2020, land Jetty March Road, Newton Abbot.

We are advised that all mains services are either adjacent to the plot or close by as is the case we understand with the foul sewer. All interested parties must however make and rely upon their own enquiries of the relevant services providers.

A comprehensive planning & technical pack is available on request.

COMMUNITY INFRASTRUCTURE LEVY

CIL is chargeable on the development of this plot, self builders may however apply to Teignbridge District Council for an exemption.

METHOD OF SALE

For sale by private treaty. Offers are invited in the region of £175,000

VIEWING

Please contact the agents KLP to arrange a viewing.



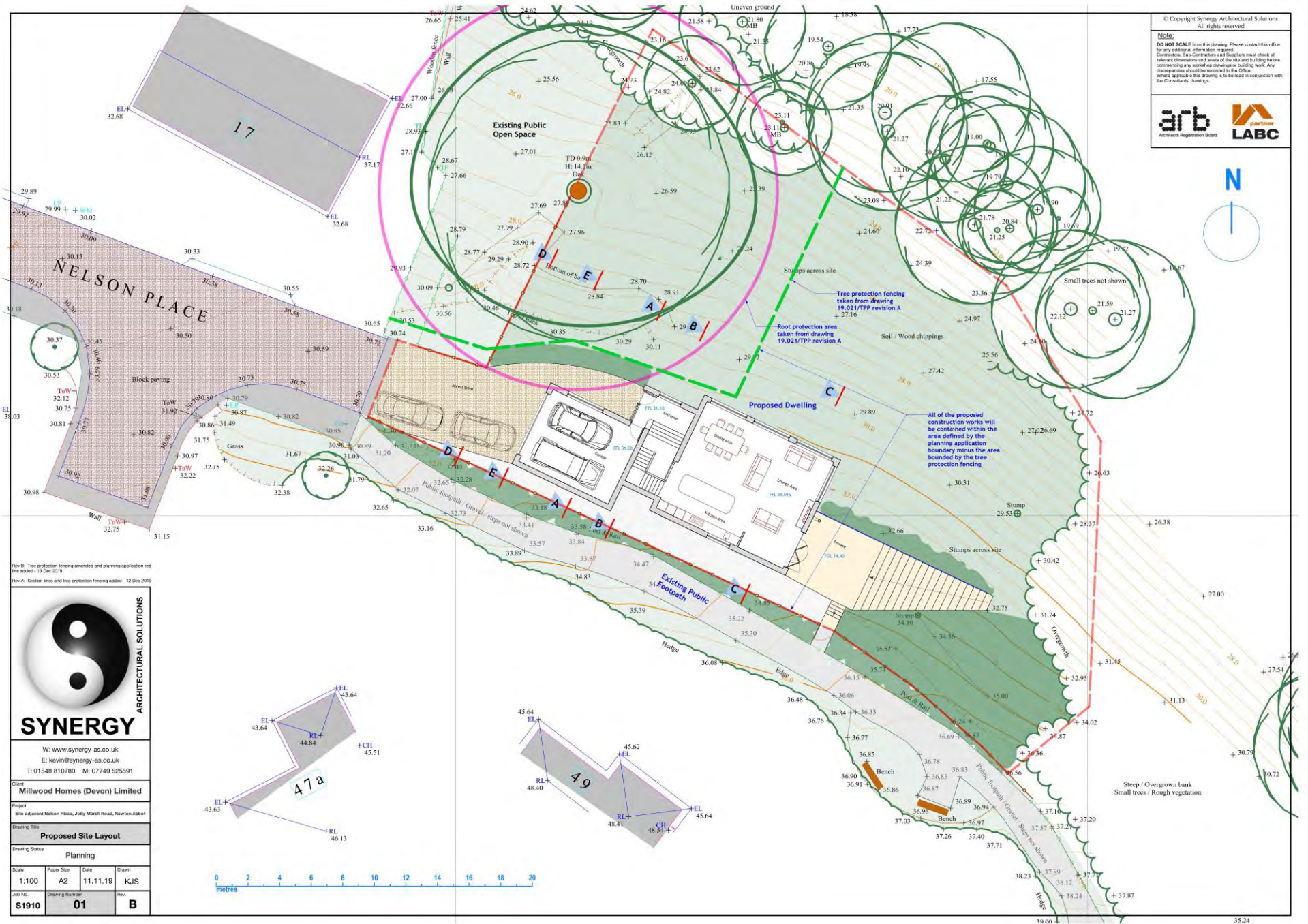
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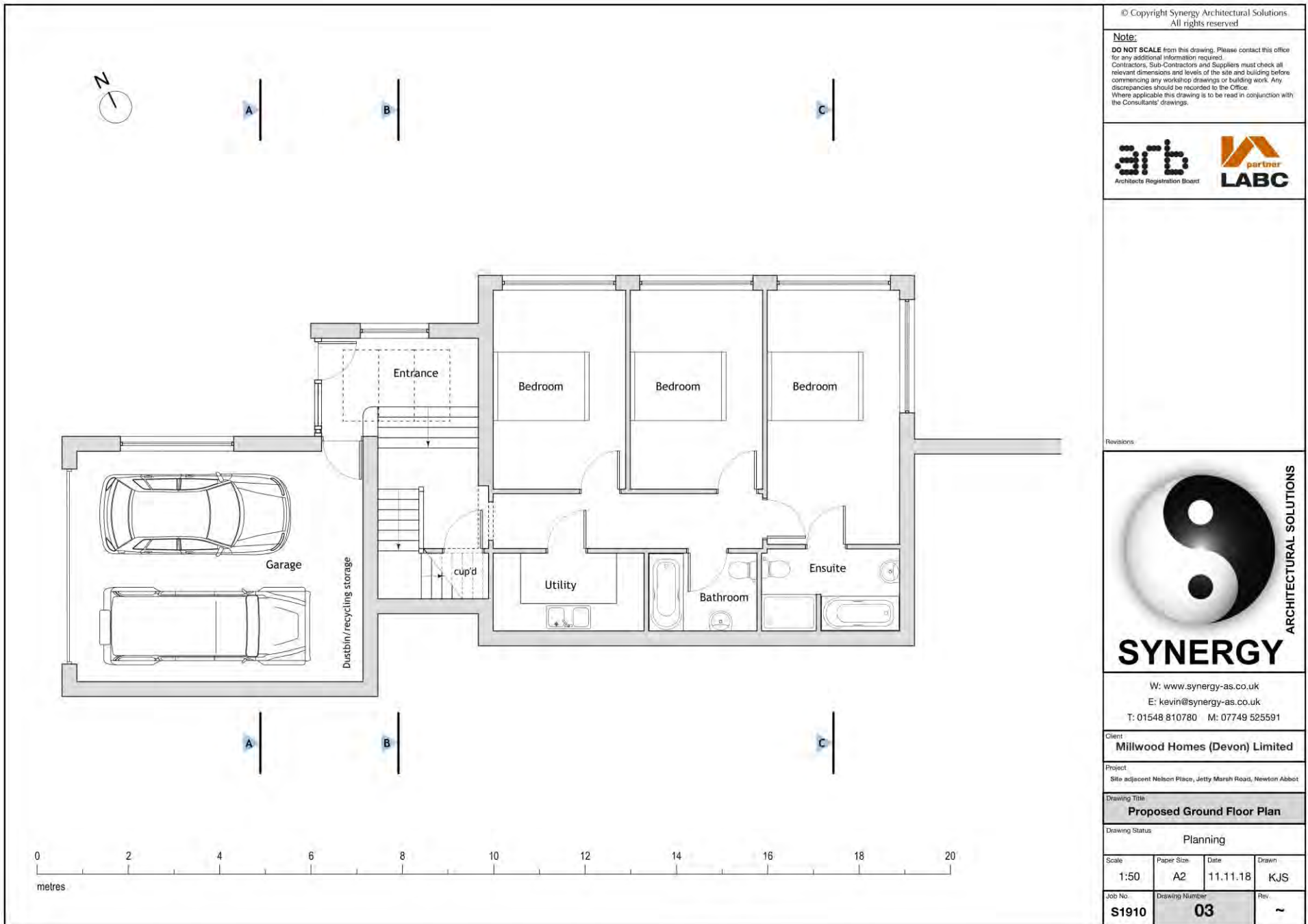
Site Location Plan- Not to Scale – Area For Sale is both the red and blue parcels



Proposed Site Layout - Not to Scale



Proposed Ground Floor Plan – Not to Scale



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Note:

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Contractors, Sub-Contractors and Suppliers must check all relevant dimensions and levels of the site and building before commencing any work or drawings or building work. Any discrepancies should be recorded to the Office.
Where applicable this drawing is to be read in conjunction with the Consultants' drawings.



Revisions:



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Client: **Millwood Homes (Devon) Limited**

Project: Site adjacent Nelson Place, Jetty Marsh Road, Newton Abbot

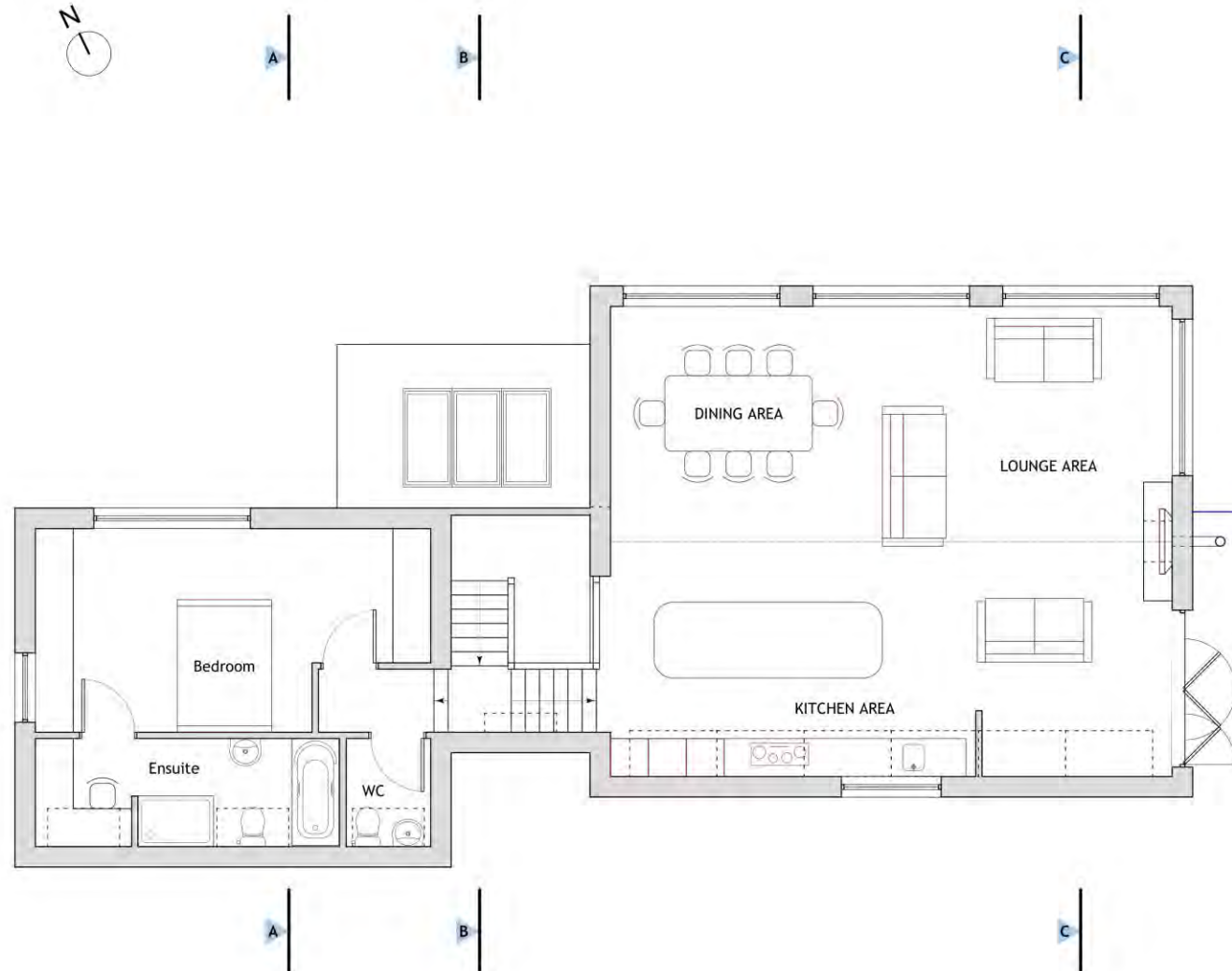
Drawing Title: **Proposed Ground Floor Plan**

Drawing Status: **Planning**

Scale	Paper Size	Date	Drawn
1:50	A2	11.11.18	KJS

Job No.	Drawing Number	Rev.
S1910	03	~

Proposed First Floor Plan - Not to Scale



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Revisions



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view of proposed access from Nelson Place



view from footpath along southern boundary looking west