

# BUILDING PLOT FOR A DETACHED HOUSE, STOKE GABRIEL, SOUTH HAMS



- Detailed planning approval for a new 3 bedroom house (ref. 3538/19/FUL)
- Plot extends to c. 0.13 acres / 0.05ha
- Guide Price £199,950

*Photo showing part of the plot and existing garage for demolition*



## THE PLOT – TQ9 6QP

This is a rare opportunity to acquire a building plot in this sought-after South Hams village on the River Dart. The plot is situated on Vicarage Road on the western side of the village and the approved plans allow for a new detached house with the floor area of the dwelling shown on the plans as being a total of approximately 155sqm (1,669sqft). The plot is currently occupied by a large cavity wall construction double garage, which is proposed to be demolished and replaced with the new three bedroom dwelling. The proposed accommodation is shown to comprise of an entrance hall, master bedroom with en-suite shower room, two further bedrooms, family bathroom and a large open plan kitchen/dining room on the ground floor. Stairs rise to the first floor where a large open plan lounge is shown.

Externally, the new property is designed with garden areas to both the front and rear, a carport to the north-west of the dwelling along with additional off road parking, and a decking area to the south-east of the property, accessed via bi-fold doors from the kitchen/dining area. The property is proposed with a modern burnt larch timber finish, with conservation rooflights and timber aluminium clad windows / doors. The property will be accessed via an existing vehicular entrance onto Vicarage Road, to be shared with the vendors adjacent property.

## STOKE GABRIEL

This is a delightful quintessential English village situated on a creek of the River Dart estuary and has a population of approximately 1,200. It is located relatively equidistant between the towns of Totnes, Dartmouth and Paignton and is popular with boating enthusiasts because of the ready access to the Dart. There are pubs, local shops, a primary school and a post office in the village. Further afield are the unspoilt areas of the South Hams with its winding lanes leading to secluded beaches and coves to discover, or to the wilds of Dartmoor to roam. The historic towns of Totnes and Dartmouth are nearby and other nearby attractions such as Paignton Zoo, steam railways and for those interested in history there are National Trust castles and gardens to explore. The English Riviera towns of Torquay, Paignton and Brixham are also but a few miles away.

## METHOD OF SALE

The freehold plot is offered for sale by private treaty with a Guide Price of £199,950.

## VIEWING

STRICTLY BY APPOINTMENT ONLY - Please contact the vendors sole agents KLP (01392 879300) to arrange to view the plot.

## PLANNING

Planning application reference 3538/19/FUL was approved on the 15<sup>th</sup> April 2021 by appeal, following initial refusal by South Hams District Council. The approved consent allows for the demolition of the existing garage and construction of a new residential dwelling. Copies of the planning documents and associated reports are available from the Agents upon request.

## UTILITIES

The Agents are advised that an interconnect for foul drainage exists in the proposed rear garden area for the new property for connection. Interested parties should satisfy themselves as to the availability and capacity of all necessary services prior to making an offer.

## S106 & CIL

The Agents are advised that there are no CIL payments or S106 payments applicable to the approved consent.

## AGENTS NOTES

Interested parties should be aware that the successful purchaser of the plot will be required to construct the approved dwelling design (internal amendments will be allowed). Any alternative proposals will require the vendors prior approval. There will also be a restriction preventing short term (holiday) letting of the completed dwelling. Please contact the Agents for further information in this regard.

## CONTACT

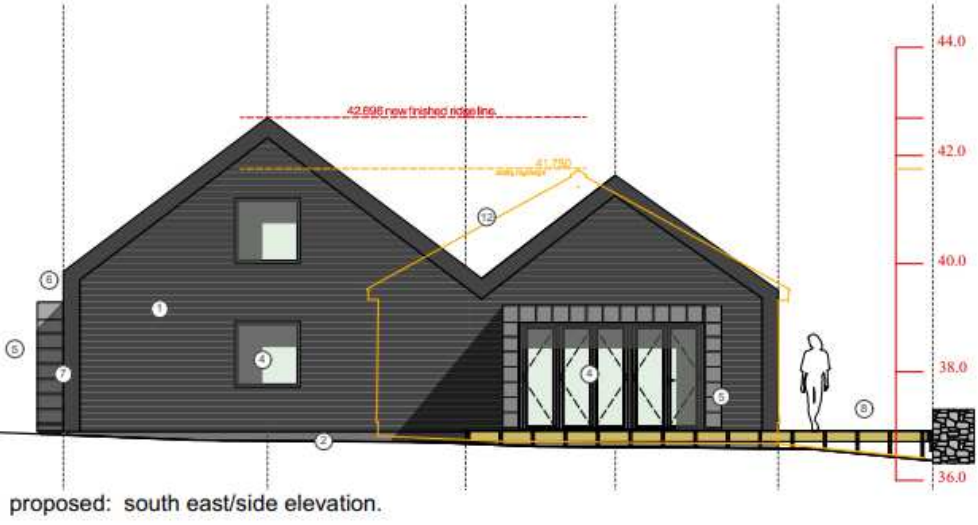
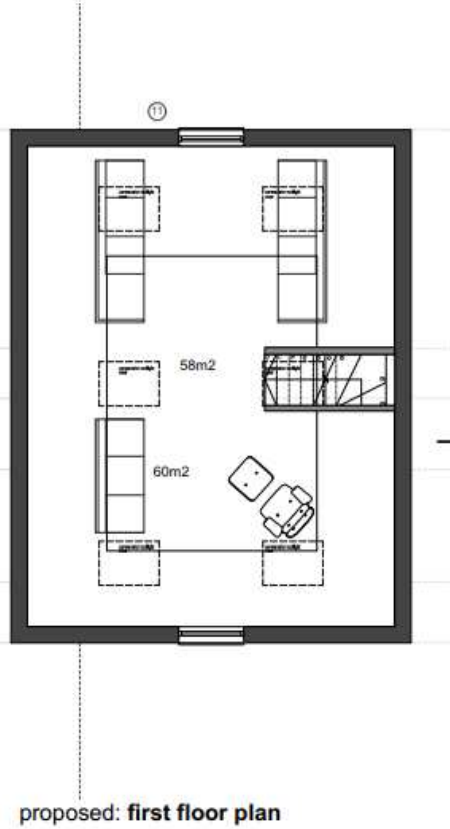


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**Ref: 713/AM**

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.

Proposed Floorplans and Elevations – not to scale (yellow lines indicate existing garage)



Proposed Site Layout Plan with approximate plot boundary outlined in red – not to scale







Images (from top left clockwise) showing: Existing garden area to rear of the current garage structure, View of the proposed site entrance off Vicarage Road, View of Stoke Gabriel village, View of the current access drive which is to serve the new dwelling.





View showing part of the plot, facing south-west