

# SINGLE BUILDING PLOT

TEIGN VIEW ROAD, BISHOPSTEIGNTON, TQ14 9TR



Full Detailed Planning Permission (Ref.22/01434/FUL)  
Guide Price £115,000

Aerial view across the plot looking south east

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LAND AND PLANNING



## THE PLOT – TQ14 9TR

An opportunity to acquire a building plot in the Teign View Road area of the sought-after village of Bishopsteignton. The plot is long and narrow and benefits from full detailed planning permission for a detached dwelling and associated off-road parking.

The plot is situated on the north eastern fringe (higher end) of the village and the northern edge of the settlement boundary for the village. To the immediate north is beautiful open countryside and rural roads to Humber, Luton & Ideford as well as access to the Teignmouth Golf Course to the north east and the A380 to Exeter via the B3192, without the need to drive through the village and Teignmouth.

The proposed dwelling is contemporary in design, with a green roof system and high thermal insulation design, together with the majority of the windows facing south for solar gain. The internal floor area of the proposed dwelling is approximately 121.44sqm (1,307sqft), according to the CIL liability. The plot is relatively level and extends to approximately 0.05 hectares (0.12 acres).

## BISHOPSTEIGNTON

The highly desirable village of Bishopsteignton is positioned between the towns of Newton Abbot and Teignmouth in South Devon. Situated on the hillside to the north of the Teign Estuary, the village offers spectacular views over the estuary and local countryside. The village has a range of local shops including a post office/store, two pubs, a hotel and restaurant, vineyard, coffee shop along with a well-regarded primary school and sports facilities.

## METHOD OF SALE

Offers are invited for this freehold plot with a guide price of **£115,000**.

## SERVICES

We understand that mains water, foul & surface water sewer, gas and electricity connections are available in Teign View Road, however, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

## PLANNING

Teignbridge District Council granted full detailed planning permission for the erection of a dwelling (Ref.22/01434/FUL) at Fair Isle, Teign View Road, Bishopsteignton, TQ14 9TR on 20<sup>th</sup> June 2023.

Please note that there is a Community Infrastructure Levy (CIL) liability in the sum of £36,076.31 (index linked) for the development of this plot based on 121.44 net sqm. However, for a self-build plot there would be an exemption to the CIL, subject to the CIL terms:

<https://www.gov.uk/guidance/community-infrastructure-levy>

A tech pack containing copies of the plans, planning permission and some of the mains services and drainage information are available from the agents.

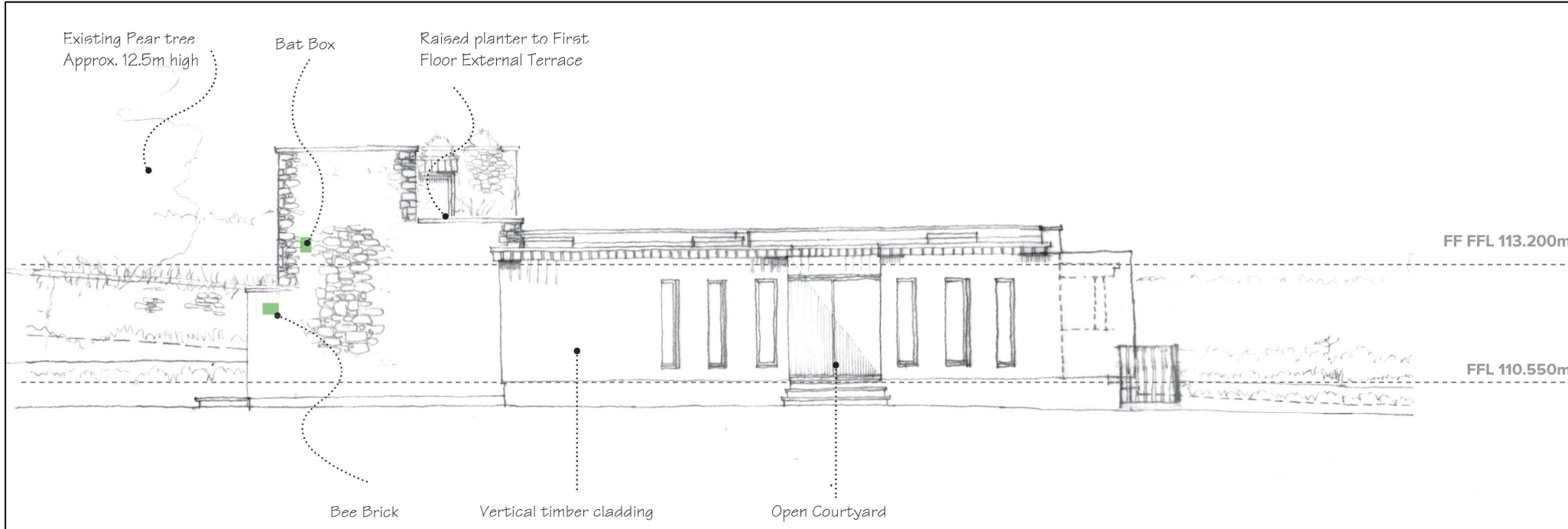
## VIEWING

Please contact the sole agents to arrange a viewing.

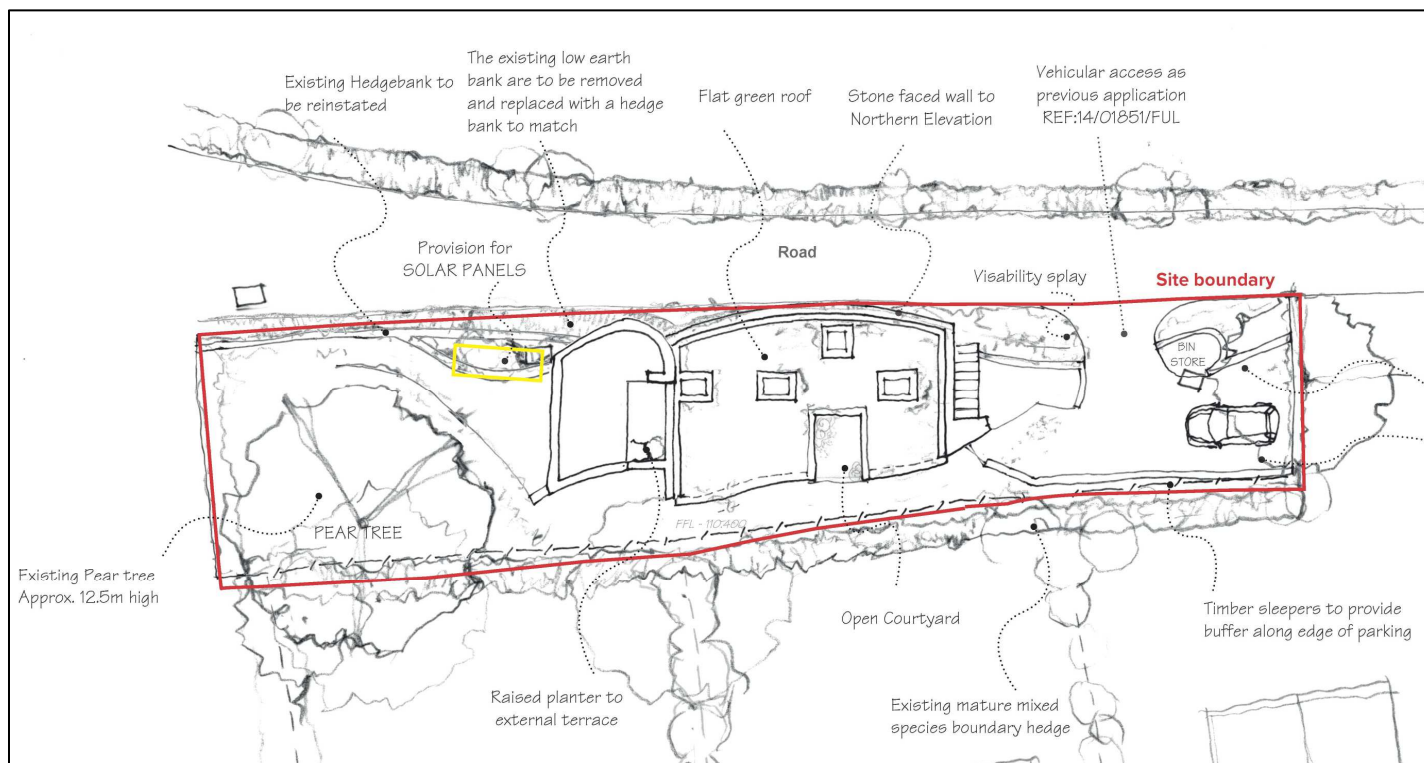
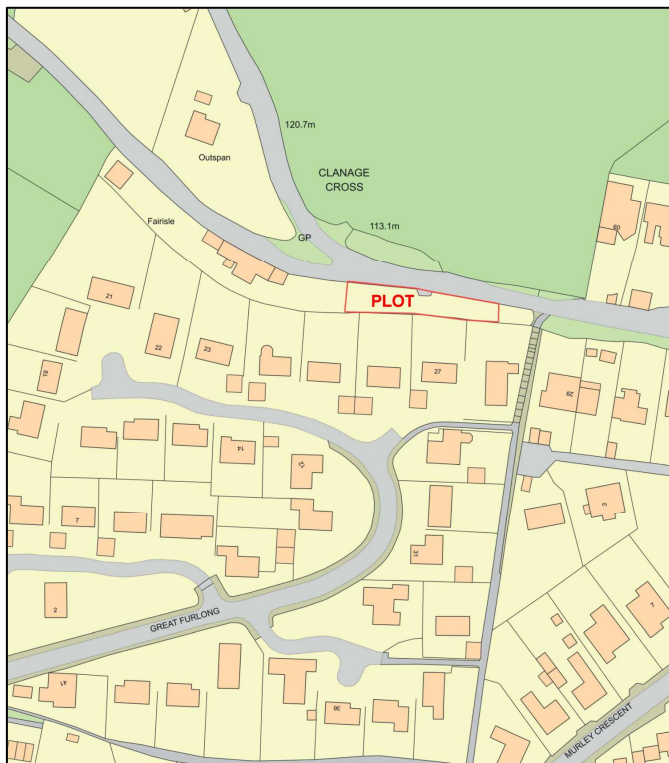
## CONTACT – REF: 1009/PT/R4



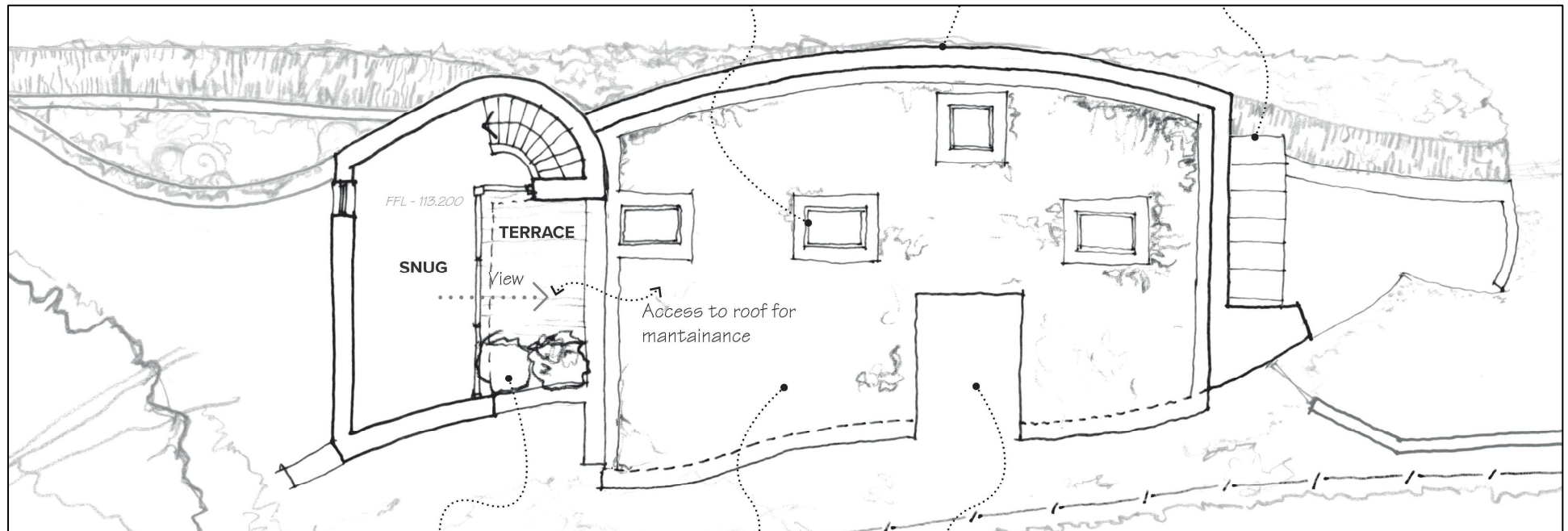
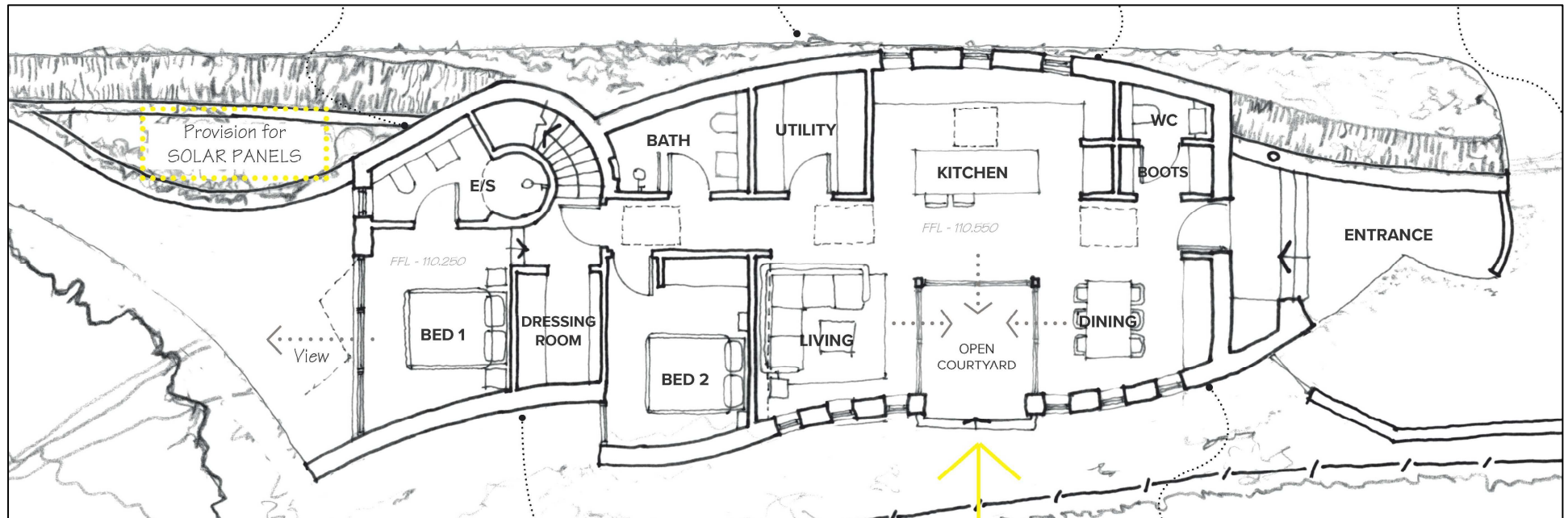
Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 01392 879300



## Proposed South Elevation, Site Layout Plan & OS Location Plan (not to scale)



## Approved Ground & First Floor Plans (not to scale)







Aerial view across the plot looking south west





Aerial view across the plot looking north