

2 x SERVICED SINGLE BUILDING PLOTS MORETONHAMPSTEAD, TQ13 8LQ



Central town location

Offers in the Region of £250,000 per Plot

Aerial view of the plot

KLP
KITCHENER
LAND AND PLANNING

THE PLOTS – TQ13 8LT

We are delighted to be able to offer these two wonderful, serviced building plots situated in a central location within this sought-after Moorland market town. The site benefits from a commenced full detailed planning permission for 2 x four-bedroom detached houses, both with gross internal floor areas of approximately just over 140sqm (1,500sqft) each and plot areas of approximately 0.13 acres each.

Each plot is proposed with 3 off-road parking spaces with vehicular access off Lime Street and Kinsmans Dale. Both plots also benefit from pedestrian access from the rear, with Plot 1 exiting on to Lime Street and Plot 2 via Eagle Place to afford a more direct route into the town centre.

Mains services have already been brought into the site ready for connection (water, electricity, gas and BT) as part of the completed development of the 2 affordable plots on Eagle Place that formed part of the overall planning permission.

MORETONHAMPSTEAD

This ancient market town is nestled in the heart of the northeast part of Dartmoor National Park and surrounded by spectacular countryside. It is a thriving town with a variety of shops, a Post Office, pubs, cafes, tearooms, open studios and galleries. It has a Nursery & Primary School, GP Health Centre & NHS Hospital, Dentist, Vets, Pharmacy, Sports & Community Centre, Library, Arts Centre, outdoor heated swimming pool and Allotments. It is popular with tourists and a hub for walkers and cyclists seeking to explore the local moorland around this idyllic town. It also has regular bus services to Exeter (circa 14 miles), Okehampton (c. 14 miles) and Newton Abbot (c. 13 miles). The town lies on the crossroad of the A382 (Okehampton to Bovey Tracey) and the B3212 (Exeter to Princetown road)

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

METHOD OF SALE

Offers are invited in the region of £250,000 for each freehold plot.

Offers may be considered for the site as a whole.

SERVICES

We understand that mains water, electricity, gas and BT connections are already on site and the mains sewer crosses the site. 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

Dartmoor National Park Authority granted full detailed planning permission (Ref. 0630/21) for the erection of two open market and two affordable dwellings on 30th September 2022 on land south of Kinsmans Dale, Moretonhampstead.

Copies of the plans and planning permission are available.

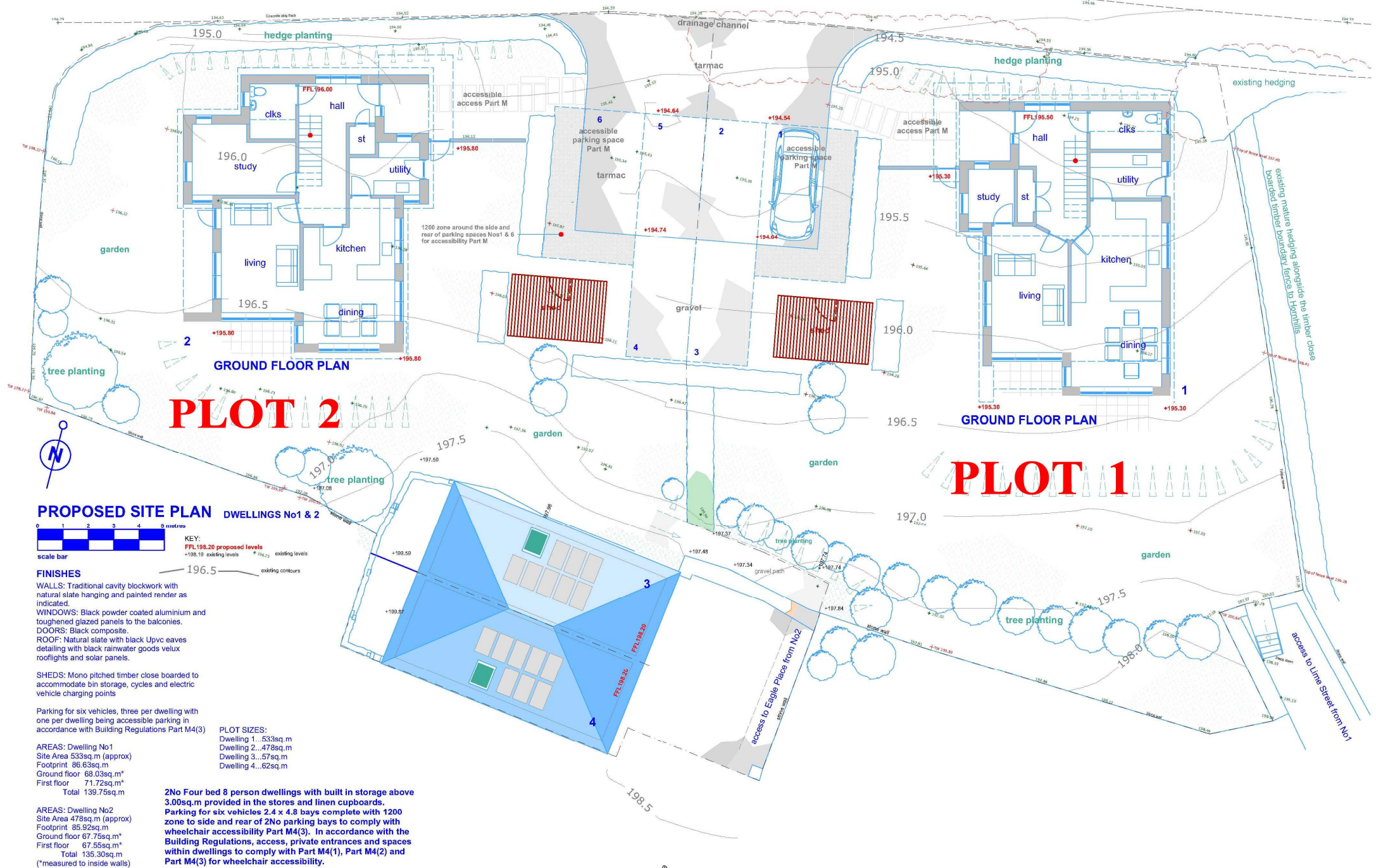
CONTACT – REF: 1058/PT/R1



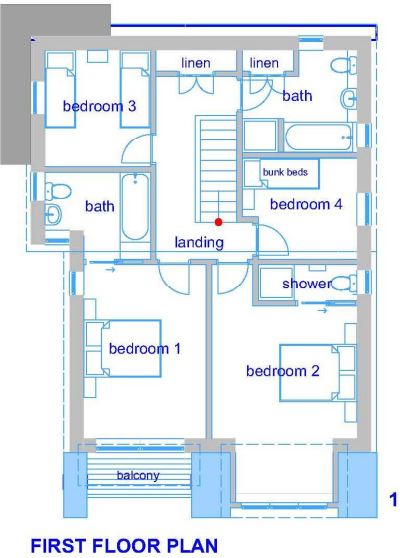
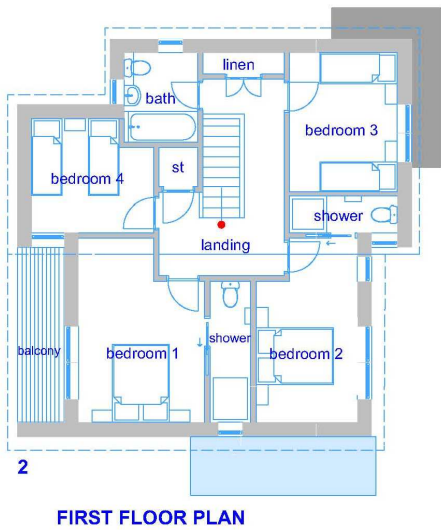
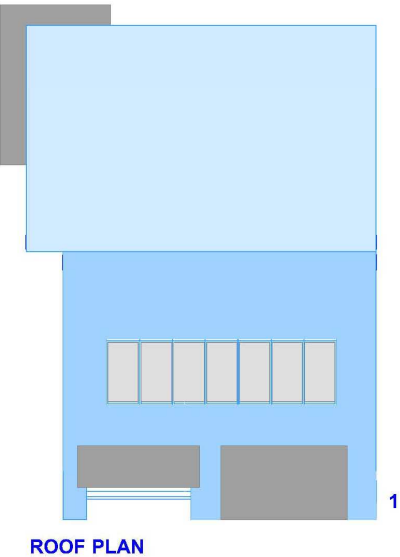
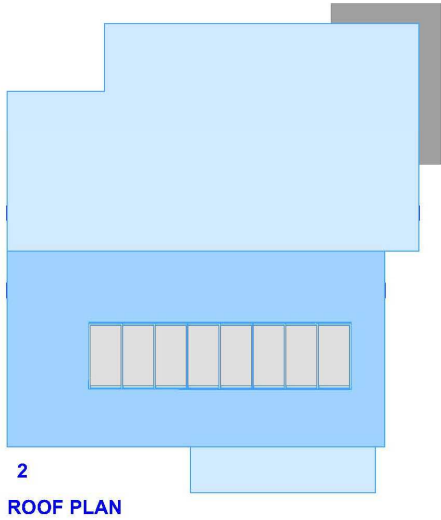
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300

Location Plan (not to scale)





Approved First Floor & Roof Plans (not to scale)

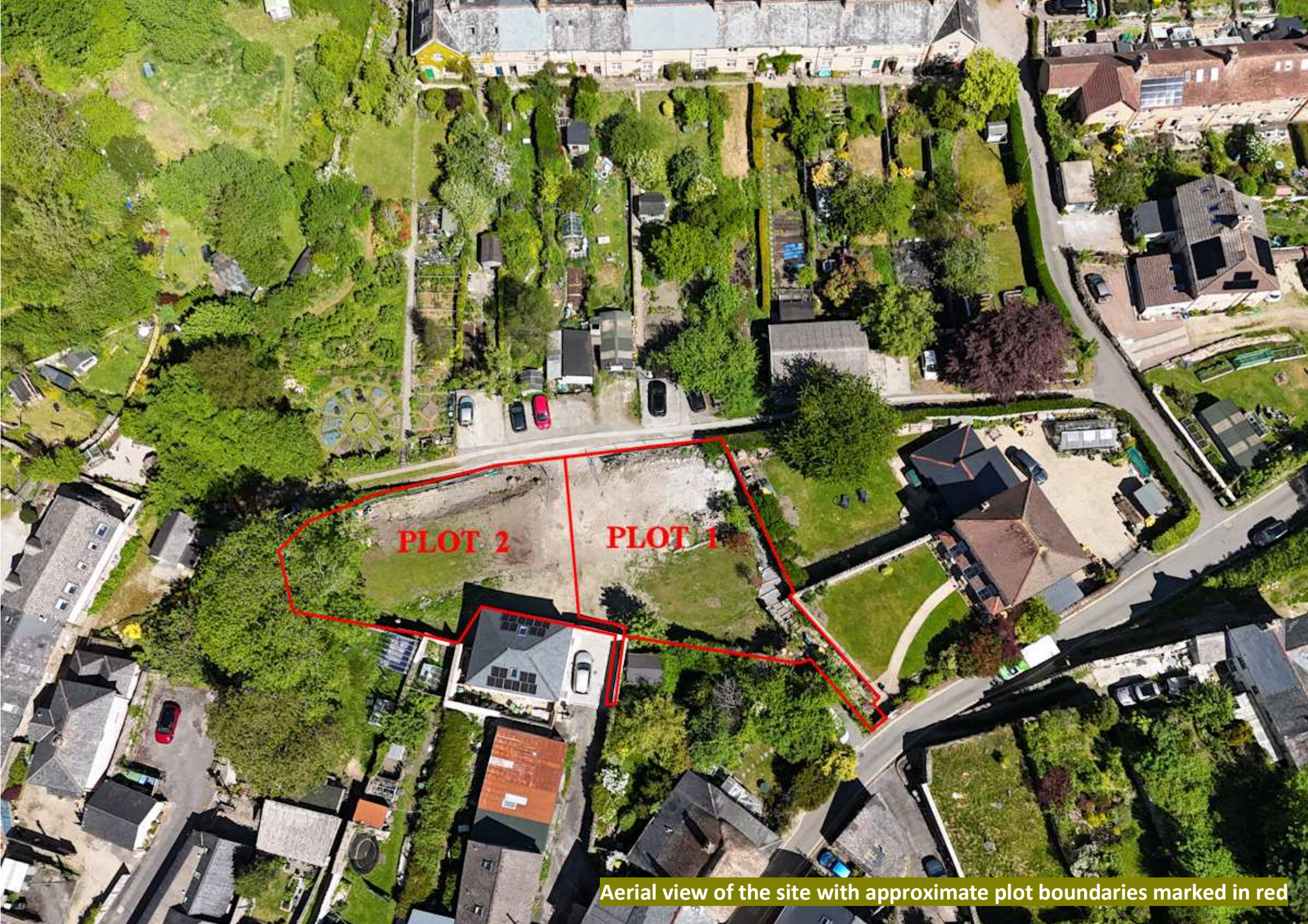


Computer Generated Image for Rear of Plot 1



Computer Generated Image for Rear of Plot 2





Aerial view of the site with approximate plot boundaries marked in red



View across the site from Plot 2 looking east