

DEVELOPMENT SITE FOR 5 DETACHED HOUSES

NEWTON ABBOT, DEVON, TQ12 1LX



- Detailed planning approval (ref. 16/03113/FUL)
- 5 x 5 bedroom houses proposed
- Guide Price £175,000

View overlooking the site (indicative location outlined)

THE SITE – TQ12 1LX

This development site is located to the north of a quiet cul-de-sac, 'Beverley Way', which is set off Totnes Road on the south-western side of Newton Abbot, and benefits from detailed planning approval for the development of five new detached houses.

The total gross floor area of the new development is suggested to extend to c. 985sqm (GIA ranges from c. 174sqm (Plots 4&5) - 189sqm (Plots 1,2&3). Each of the new dwellings will be accessed off Beverley Way (an adopted highway) and have an entrance level comprising a garage and a carport, open plan kitchen/diner, living room, utility room and WC, with stairs leading to a lower ground floor with three bedrooms (master en-suite) plus bathroom. On the upper level, a further two bedrooms (both en-suite) are proposed. Each of the new dwellings will offer future owners a good sized rear garden facing to the north west towards National Trust owned land beyond.

NEWTON ABBOT

The site is situated to the southeast of National Trust land, close to Bakers Park and an Asda supermarket, and within easy reach of the town centre. 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 is a busy railway station providing 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, S106 & CIL

Teignbridge District Council granted detailed planning permission under application ref 16/03113/FUL on 5th February 2025. A planning & technical information pack is available from KLP on request.

The approved planning (ref. 16/03113/FUL) was granted in conjunction with a S106 agreement requiring an off site contribution towards affordable housing in the sum

of £162,038 (plus monitoring costs of £1,000). The approved scheme is also liable for CIL in the sum of £112,827. Further details of these charges are available from the Agents upon request.

SERVICES

Interested parties are advised to make their own investigations as to the location and capacity of all required utility services, prior to making any offer. The Agents are advised that there will be a requirement for a foul drainage pumping station to allow connection into existing mains drains within the adopted access road.

METHOD OF SALE & VIEWING

The site is offered for sale by private treaty with a Guide Price of £175,000. Viewings are by prior appointment only, please contact Alex Munday at KLP.

AGENTS NOTE:

In addition to the approved site, there are two further land parcels to the east and west which are available by separate negotiation – please contact KLP to discuss further. In the event that these are not sold with the development site, the vendor will grant requisite rights to lay the required services and complete landscaping works within these areas as per the approved planning. Parties may wish to note that on the land to the east, a new shared cycle/pedestrian path is being created by Devon County Council from the end of Beverley Way to Bakers Park. As part of the works, a new access will be created into the eastern land parcel – please contact KLP for further information.

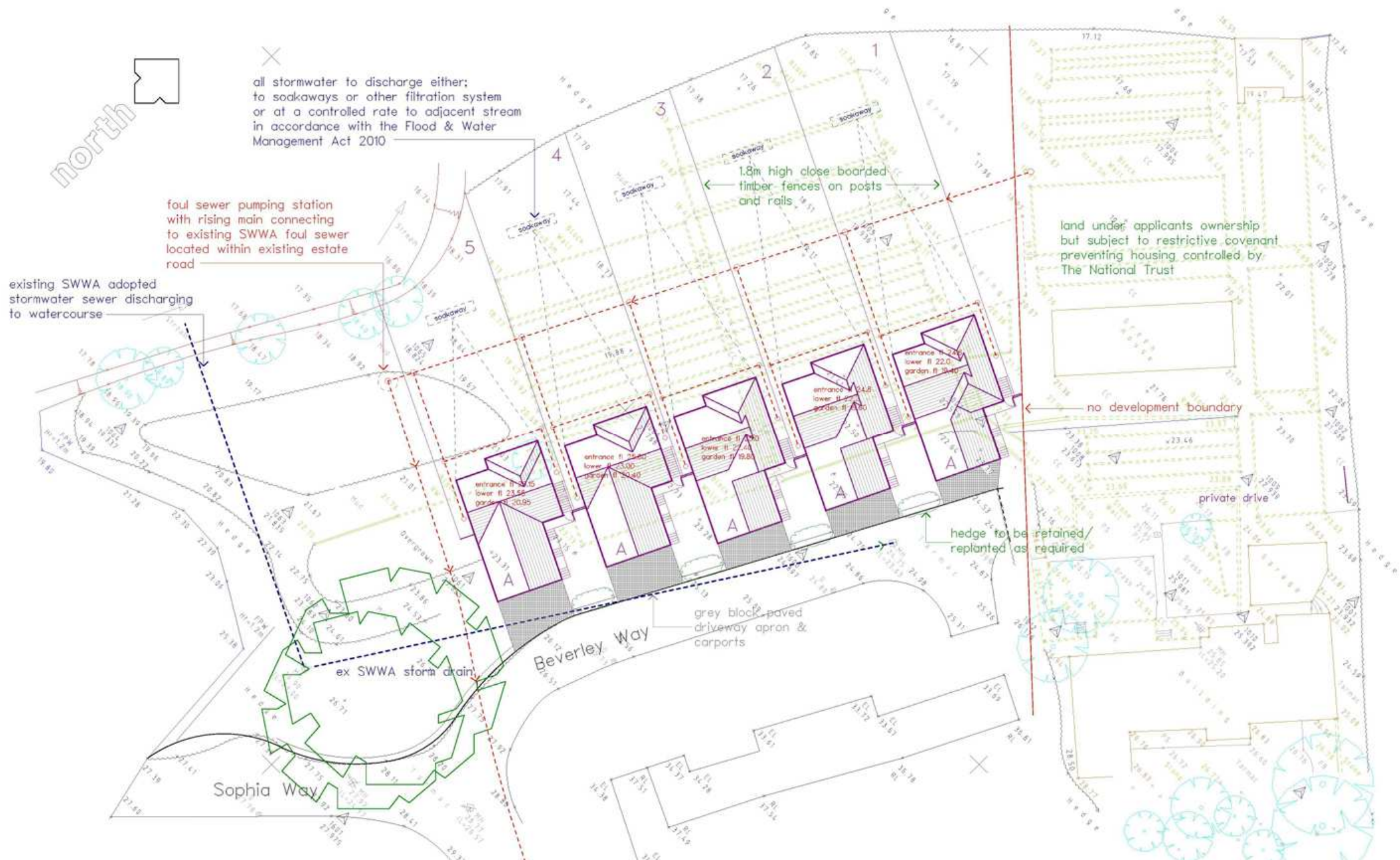


Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

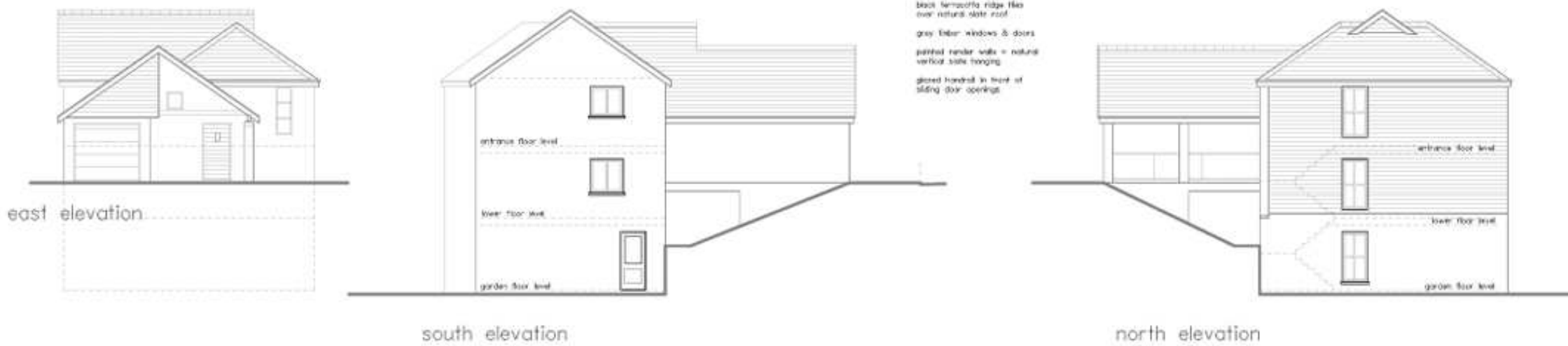
Ref: 1085/AM

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.

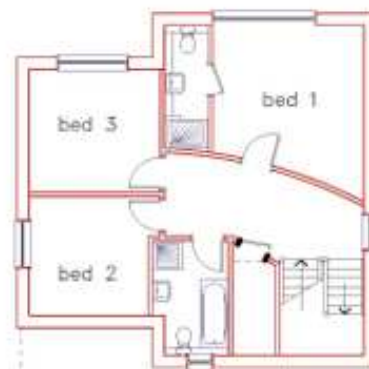
Proposed site layout plan (not to scale)



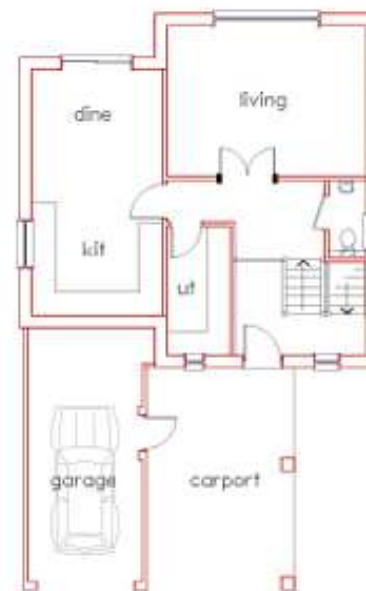
Typical proposed layout and elevation – 189sqm dwelling (Plot 1 shown - not to scale)



garden level plan



lower level plan



entrance level plan



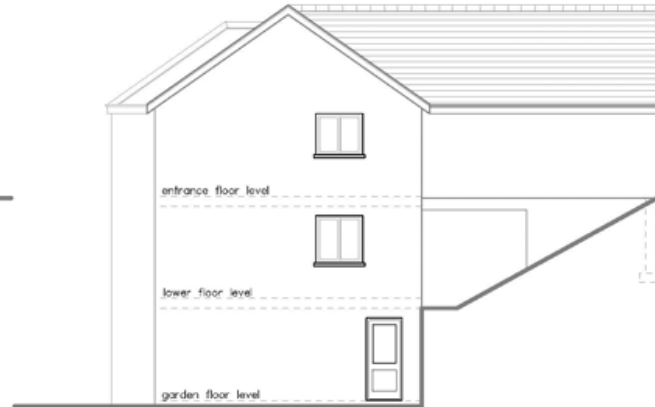
west elevation

gross internal area 189m²

Typical proposed layout and elevation – 174sqm dwelling (Plot 4 shown - not to scale)

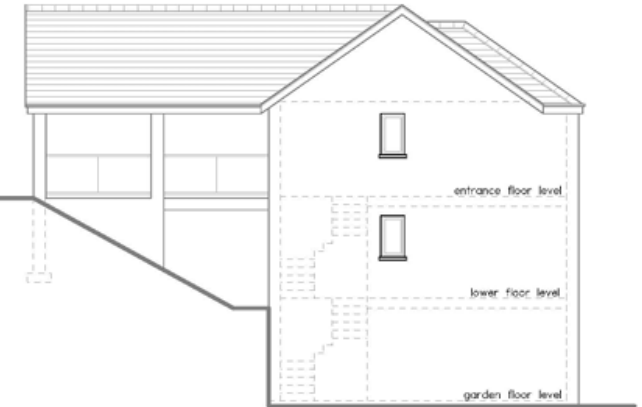


east elevation

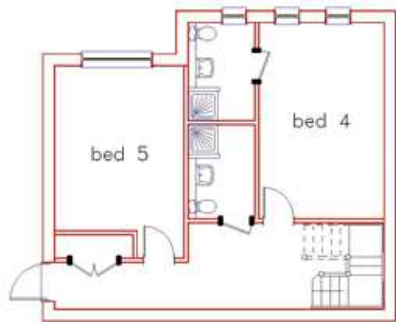


south elevation

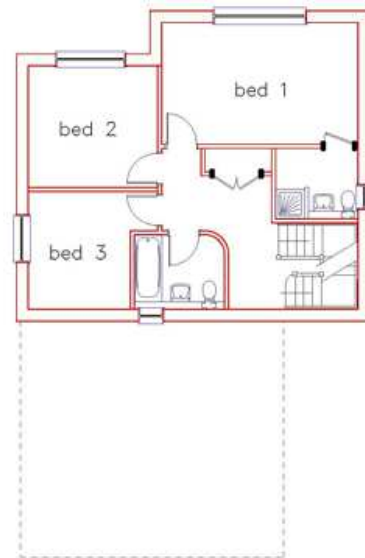
black terracotta ridge tiles
over natural slate roof
grey fiber windows & doors
painted render walls + natural
vertical slate hanging
glazed handrail in front of
sliding door openings



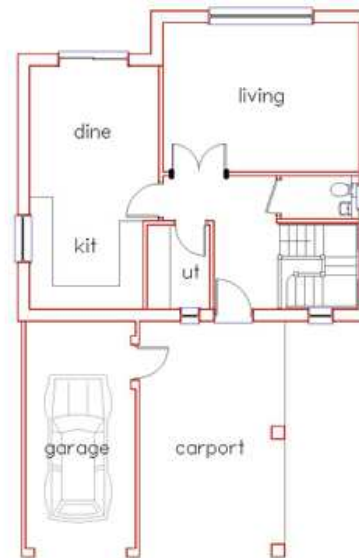
north elevation



garden level plan



lower level plan



entrance level plan



west elevation

gross internal area 174m²



Additional land – available
by separate negotiation

The development
site

Additional land – available
by separate negotiation

Approx location of new
cycle/pedestrian path

View overlooking the site (indicative location outlined)