

SELF BUILD PLOTS FOR DETACHED DWELLINGS SECMATON LANE, DAWLISH, DEVON



- 6 x self-build plots for detached houses
- Located close to Dawlish & coastline
- Guide Prices ranging from £140,000 to £160,000

Aerial view with the approximate location of the plots outlined

THE SELF BUILD PLOTS – EX7 0EN

This is an excellent opportunity for aspiring self-builders to purchase a consented plot in an attractive setting close to the coast, positioned on the southern edge of a development scheme being delivered jointly by Bloor and Taylor Wimpey.

These plots represent the first six self-build opportunities being released on the site, and each plot benefits from planning approval (in outline) for the construction of a new detached dwelling. Purchasers will be required to submit a reserved matters planning application after purchasing their plot setting out details of their new property – the Agents envisage the new dwellings will likely take the form of 3 or 4 bedroom detached houses, with gross internal floor areas broadly in the region of 96 – 121sqm. A table setting out further details can be seen overleaf. Each plot is shown indicatively to provide two off road car parking spaces and each new property will have a garden area, some with views overlooking adjacent green space areas on the site.

An access road to the plots is already in place and prior to purchase, the vendors will at their cost install mains utility services to each plot.

DAWLISH

This popular coastal town offers a variety of amenities including good shopping facilities with a Sainsbury's supermarket on the north eastern fringe, primary and secondary schools, churches and public library. The local beaches are also a major attraction including those at nearby Dawlish Warren. There is a leisure centre with active local football, hockey and cricket clubs and activities in the area include bowls, tennis and walking. Fishing and sailing are available on both the Exe and the Teign Estuaries and there are golf clubs at both Teignmouth and Dawlish Warren. Dawlish is located on the main London to Penzance railway line, the Cathedral City of Exeter is located approximately 12 miles to the north via the A379 which offers a comprehensive range of services and facilities together with the M5 & A30 connections and Exeter International Airport.

PLANNING & TECHNICAL

Planning approval reference 15/02468/MAJ was approved by Teignbridge Council on 3rd July 2020 for "Outline - Residential development providing up to 409 residential units, community based buildings consisting of shop/cafe, employment space, extra care unit,

parking area for local school, new vehicular access from Secmaton Lane, public open space, landscaping and infrastructure (all matters reserved for future consideration)".

A planning & technical information pack including copies of the plot passports is available from KLP on request.

S106 & CIL

The vendors have advised they will settle at their own expense any financial contributions associated with the outline planning approval ref. 15/02468/MAJ, with no contributions payable by purchasers of the self-build plots.

Homes built within this development will be liable to make contributions under the Community Infrastructure Levy (CIL), however self-builders are able to apply for a full exemption from this charge.

SERVICES

The Agents are advised that the vendors have installed mains utility services (electric, water, fibre) to each of the plots ready for connection. Drainage is available in the road outside the plots for connection. Interested parties should satisfy themselves as to the position and availability of all connections prior to purchase.

METHOD OF SALE & VIEWING

For sale by Private Treaty - plots are offered for sale separately with Guide Prices ranging from £140,000 to £160,000. Terms applicable to sales and further details of each plot are set out overleaf.

Viewings are by prior appointment only, please contact Alex Munday at KLP.



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Ref: 1097/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.

Table showing details of plot prices and proposed terms of sale.

Plot no.	Approx Build area (sqm/sqft)	Property type	Bedrooms	Parking	Guide Price
	(Indicative GIA)*				(£)
8	120.6 / 1298	Detached house	est 4	2 x park space	160,000
9	96.4 / 1038	Detached house	est 3	2 x park space	140,000
10	96.4 / 1038	Detached house	est 3	2 x park space	140,000
11	115.2 / 1240	Detached house	est 4	2 x park space	155,000
12	115.2 / 1240	Detached house	est 4	2 x park space	155,000
13	103.2 / 1111	Detached house	est 4	2 x park space	150,000

* assumes two storey dwelling

Proposed terms of sale:

1. Each plot is offered on the basis of one dwelling only – subdivision of plots is not permitted.
2. Each plot will require the successful purchaser to attain 'reserved matters' planning approval after purchase - this includes but is not limited to the details of the layout, scale and appearance of the new dwelling. Such approval along with building regulation approval will both need to be obtained by purchasers from Teignbridge Council Planning Authority in writing before build commencement. For advice relating to the planning application process please visit the Teignbridge planning website.
3. Purchasers will be required to submit their application for reserved matters within 6 months of completion of plot purchase – the vendors will reserve the right to approval any plans associated with the reserved matters application prior to submission, their approval not to be unreasonably withheld.
4. Purchasers will be required to then build and externally complete their new dwelling, including any landscaping and parking, within 36 months of plot purchase completion.
5. Purchasers will be free to choose a suitable design, scale and materials for their new dwelling, which will be subject to approval by Teignbridge as part of the reserved matters application process. The sellers advise that designs should be broadly in keeping with the neighbouring development and local vernacular.
6. Finally, the sellers reserve the right to require a buy-back option within the terms of any sale, which may potentially be exercised in the event that clauses (3) or (4) are not adhered to by a purchaser.



Proposed site plan showing location of self build plots 8-13



Plot 10

Plot 11

Plot 9

Plot 12

Plot 8

Plot 13

Aerial image of plots – note that white lines show purely indicative plot locations and boundaries – all boundaries are to be confirmed by means of the plot passports and on site prior to any offer being made.



Aerial view with the approximate location of the plots outlined

