

SINGLE BUILDING PLOT FOR DETACHED HOUSE CHILLINGTON, nr KINGSBRIDGE, SOUTH HAMS



- Detailed Planning Permission (ref. 2235/18/FUL)
- Serviced plot with foul drainage, electric and water installed
- Views over countryside
- Guide Price £300,000

Aerial view over plot

THE PLOT – TQ7 2JY

KLP are delighted to offer for sale this prime building plot, located in the sought after village of Chillington, close to Kingsbridge in the South Hams.

Detailed planning approval (ref. 2235/18/FUL) was issued by South Hams Council in 2019, granting consent for the construction of two new detached houses. One of these has now been built and completed, with the remaining plot at the top of the site now being offered for sale with the benefit of the extant planning approval. The plans provide for a large, four bedroom detached house which will benefit from superb views over the local area and is bordered by AONB farmland to two sides. Externally, the property will offer a double garage, off road parking spaces and gardens.

The proposed floor area of the new house extends to c. 150sqm (1,615sqft) plus the detached double garage of c. 50sqm (540sqm). The plot itself extends to c. 0.163 acres and is accessed via a shared tarmac drive from the A379.

CHILLINGTON

Chillington is a small picturesque village, situated on the A379 in south Devon between Kingsbridge (4.5miles) and Dartmouth. The village offers a range of services and amenities including a popular local pub, post office and store, church and village hall. Of particular note are the beautiful local beaches at Torcross Sands (2.5 miles), Bantham and Thurlestone – all a short drive away.

Local walks are also on offer from the village via footpaths to Torcross, Slapton Sands, Beesands and Slapton Ley Nature Reserve. The renowned sailing location of Salcombe is just 10 miles away and Dartmouth, set on the banks of the River Dart and famous for its Naval college is around a half an hour by car.

PLANNING

Detailed planning approval was granted by South Hams District Council on 24th May 2019 under application reference 2235/18/FUL for the 'Demolition of

existing doctor's surgery, extension of existing bungalow and building 2no. new houses'. A further application to vary conditions 4 & 5 of the above consent was then approved on 26th February 2019 under application ref. 4186/19/VAR. The lower of the two approved houses has now been constructed and completed, implementing the planning permission. A technical / planning information pack is available upon request electronically containing copies of the plans, planning permission etc.

UTILITIES

The Agents are advised that a mains foul drainage connection along with mains electricity and mains water supply are all currently installed and ready for connection within the boundary of the plot. Surface water is proposed to be disposed of via a soakaway. Interested parties should however satisfy themselves as to the availability/capacity of all required connections prior to making an offer.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Prior to viewing, please contact KLP on 01392 879300 to discuss arrangements.

METHOD OF SALE

The freehold plot is offered for sale by private treaty with a Guide Price of £300,000

WHAT 3 WORDS ///litigate.angry.lions

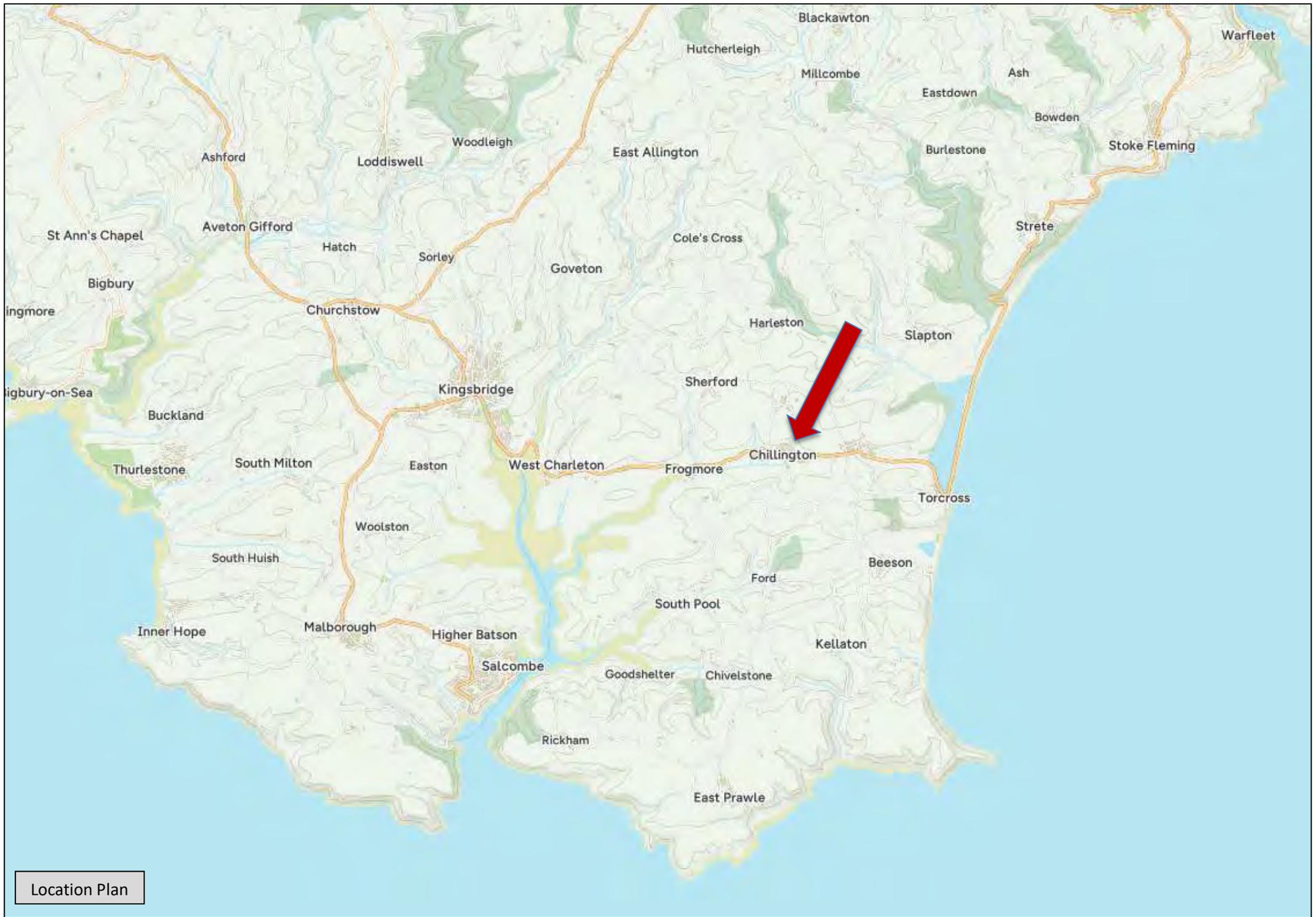
CONTACT



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: alex@klp.land
01392 879300
07947 561773

Ref: 1117/AM

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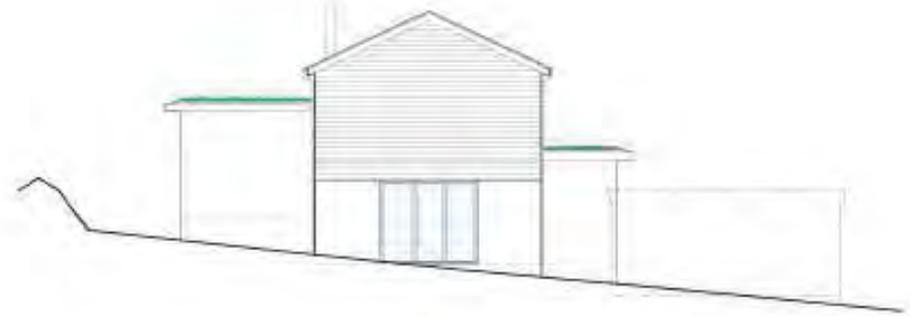
Location Plan



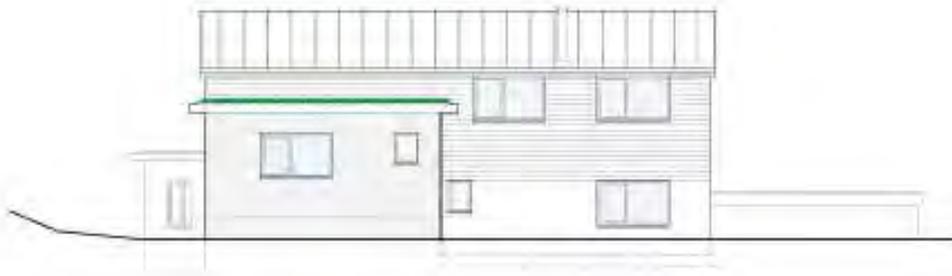
Aerial view of plot with approximate boundary outlined



South Elevation - As Proposed



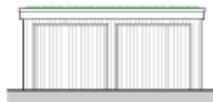
West Elevation - As Proposed



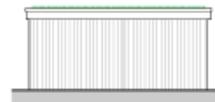
North Elevation - As Proposed



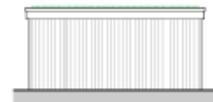
East Elevation - As Proposed



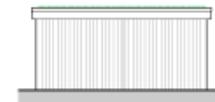
Garage Front Elevation



Garage Rear Elevation

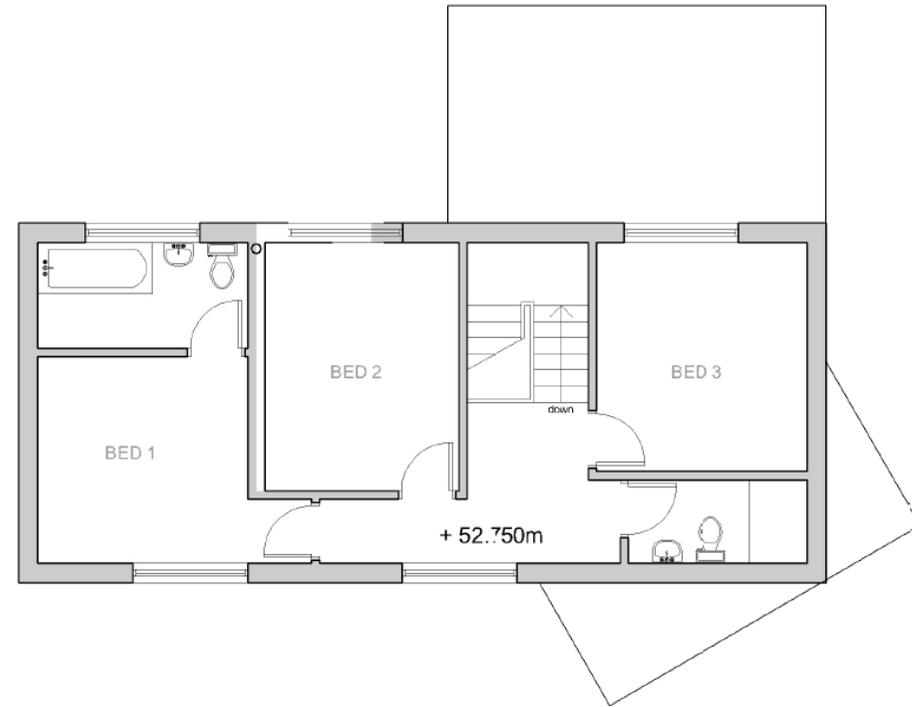
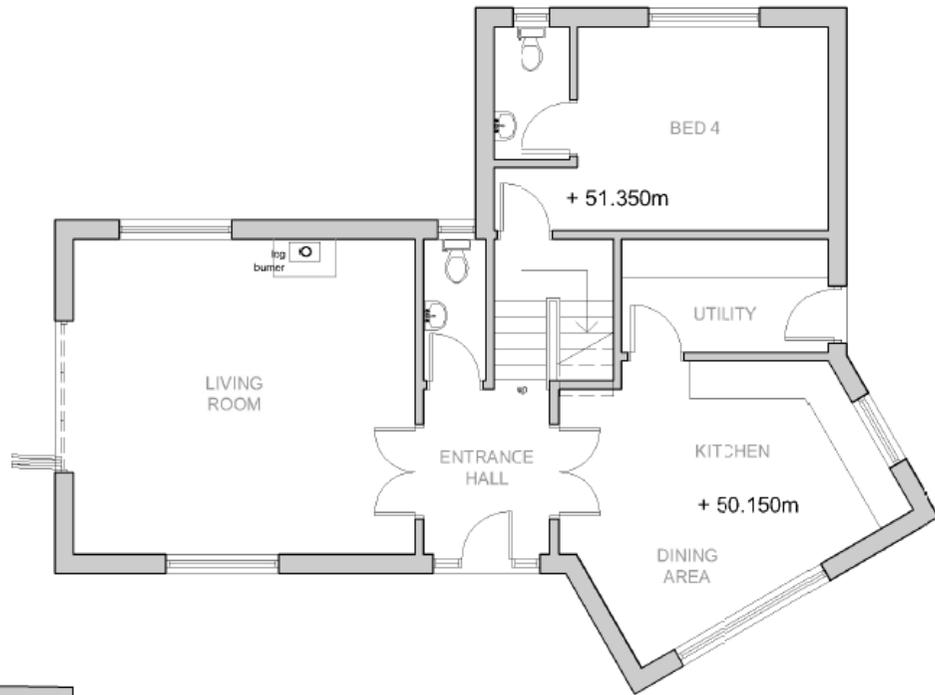


Garage Side Elevation

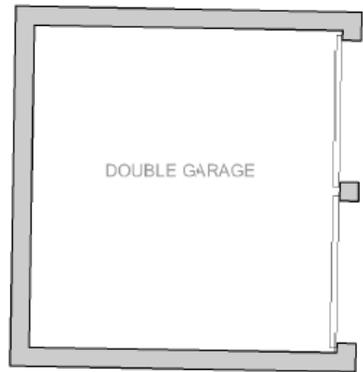


Garage Side Elevation

Proposed elevations (not to scale)



First Floor Plan - As Proposed



Ground Floor Plan - As Proposed

Proposed floorplans (not to scale)



Aerial view over the plot, showing surrounding farmland and coast in the distance.



View over part of the plot, facing southwest