

SUPERB LEVEL DEVELOPMENT SITE WITH ESTUARY VIEWS

BISHOPSTEIGNTON

View overlooking the site facing south towards the Teign Estuary

- **OUTLINE PLANNING APPROVAL (REF: 14/00154/OUT) FOR 2 LARGE DWELLINGS (C. 260SQM)**
- **ALTERNATIVE DETAILED PLANNING APPROVAL FOR DETACHED DWELLING (REF: 14/03039/FUL)**
- **SITE EXTENDS TO C. 0.32 ACRES / 0.13 HA**

OIEO £325,000

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THE SITE - TQ14 9QR

Set within the heart of the estuary village of Bishopsteignton, this former bowling green is being offered for sale by Kitchener Land and Planning with detailed planning approval for a single dwelling and an alternative outline planning approval for two dwellings.

Detailed planning application (ref: 14/03039/FUL) was approved in December 2014 granting consent for a substantial detached dwelling with a total floor area (including the garage) of c. 367sqm (3950sqft). The proposed accommodation includes on the ground floor a double garage, large entrance hall, study, kitchen/breakfast room, dining room, living room, bathroom and master bedroom suite with bathroom. On the upper floor three further bedrooms are proposed (one with en-suite bathroom) along with a family bathroom and darkroom/study.

Outline planning consent was given in March 2014 for the construction of two dwellings on the site, with approval of the details of layout, scale and appearance of the dwellings along with landscaping of the site being matters reserved for future consideration. Although no specific details of the design for the proposed dwellings have been approved, they are described within the planning application as being of a chalet style, each with a total floor area of c. 260sqm (2799sqft).

Access to the site is proposed via the existing lane from Fore Street, where a right of access exists over the upper section (up the property Green Ridge) beyond which the lane will be under the ownership of the site. The site extends to c. 0.13ha / 0.32acres.

A short video showing the site may be viewed at <https://vimeo.com/137223885>

BISHOPSTEIGNTON

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, two pubs, a hotel and restaurant, vineyard, coffee shop along with a well regarded primary school and sports facilities.

PLANNING

Teignbridge District Council granted outline planning permission (Ref. 14/00154/OUT) on the 14th March 2014 for "Outline – Two dwellings (approval sought for access)".

A further detailed planning application (Ref: 14/03039/FUL) was approved on 5th December 2014 for the "Erection of a dwelling". This application in effect renewed a previous planning approval on the site (Ref: 11/03760/FUL) for a single detached dwelling.

Copies of the plans and planning permissions for both schemes are held on file by the vendor's sole agents and can be downloaded from our website www.klp.land Interested parties wishing to

discuss the above applications and those who envisage alternative schemes for the site should make and rely on their own enquiries of the local planning authority.

S106 / CIL PAYMENT

Planning approval ref: 1400154/OUT (two dwellings) does not have any CIL liability. There is however a unilateral undertaking requiring a sum of £700 (£350 per dwelling) to be paid as a habitat mitigation contribution (Index linked).

Planning approval ref: 14/03039/FUL (single dwelling) has a CIL liability notice attached stating a proposed chargeable floor area of 367sqm which based on the CIL rate of £200sqm equates to a CIL charge of £73,400. It should be noted that if the site is developed for self-build housing, a self-build exemption applies and no CIL will be payable.

METHOD OF SALE

The freehold of the site is offered for sale by private treaty with offers invited in excess of £325,000.

SERVICES

The vendor advises the Agents that a mains drainage connection will be made available on the site prior to sale and that a mains water connection currently exists on site. The Agents are advised an electricity connection is available in Fore Street. A mains gas supply is located in the lane adjacent to the site. Interested parties should however make and rely upon their own enquiries from the relevant service providers.

VIEWING

STRICTLY with prior approval from the Agents - please contact Alex Munday at Kitchener Land and Planning on 01392 879300 to arrange.

CONTACT

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View of Bishopsteignton across Teign Estuary



View from the site to the south



View over part of the site facing south west



Aerial view with plot outlined



View showing part of the plot facing north