

BUILDING PLOT FOR A DETACHED DWELLING BUCKERIDGE AVENUE, TEIGNMOUTH, TQ14 8LU

- Detailed Planning Permission (Ref: 17/00583/FUL)
- Elevated position with views
- Offers in the Region of £135,000

View of the plot from Buckeridge Avenue

KLP
KITCHENER
LAND AND PLANNING

THE PROPERTY – TQ14 8LU

An opportunity to acquire a building plot with full detailed planning permission for a detached two or three bedroom dwelling with off-street parking and garden. The plot is located on Buckeridge Avenue to the north of the town centre, and in this elevated setting it benefits from far reaching views to the east and south east towards the sea.

The proposed dwelling is illustrated on the approved plans as a two-bedroom detached dwelling with a separate study/bedroom, constructed over two floors with a gross internal floor area, according to the Community Infrastructure Levy Liability Notice, of approximately 98.99m² (1,065 sqft).

TEIGNMOUTH

This popular coastal town is situated at the mouth of the River Teign and offers a wide range of amenities and a main line railway station. It provides for easy access to the main shopping centres of Newton Abbot and Torquay whilst the county town and Cathedral City of Exeter with its international airport is approximately 16 miles to the north and the dual carriageway/motorway network is a few minutes drive away. The superb cultural and recreational facilities of Devon are all easily accessible.

METHOD OF SALE

Offers are invited in the region of £135,000.

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers for the development of the plot.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

Teignbridge District Council granted full detailed planning permission (Ref.17/00583/FUL) for construction of a detached dwelling to the rear of 14 Buckeridge Avenue, Teignmouth on 6th June 2017.

Community Infrastructure Levy (CIL) is liable on this development with a chargeable amount due on commencement of development in the sum of £14,807.08, although there are exemptions to this charge for example for self-builders - see following web-link - [self build exemption \(for a whole house\)](#). If you think you might qualify for relief, you should speak to the local authority as soon as possible, you should also seek their agreement to your formal claim before starting work on site, as in most cases, relief cannot be granted after development has commenced.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Teignbridge District Council's website using the planning reference.

CONTACT



Newcourt Barton, Clyst Road

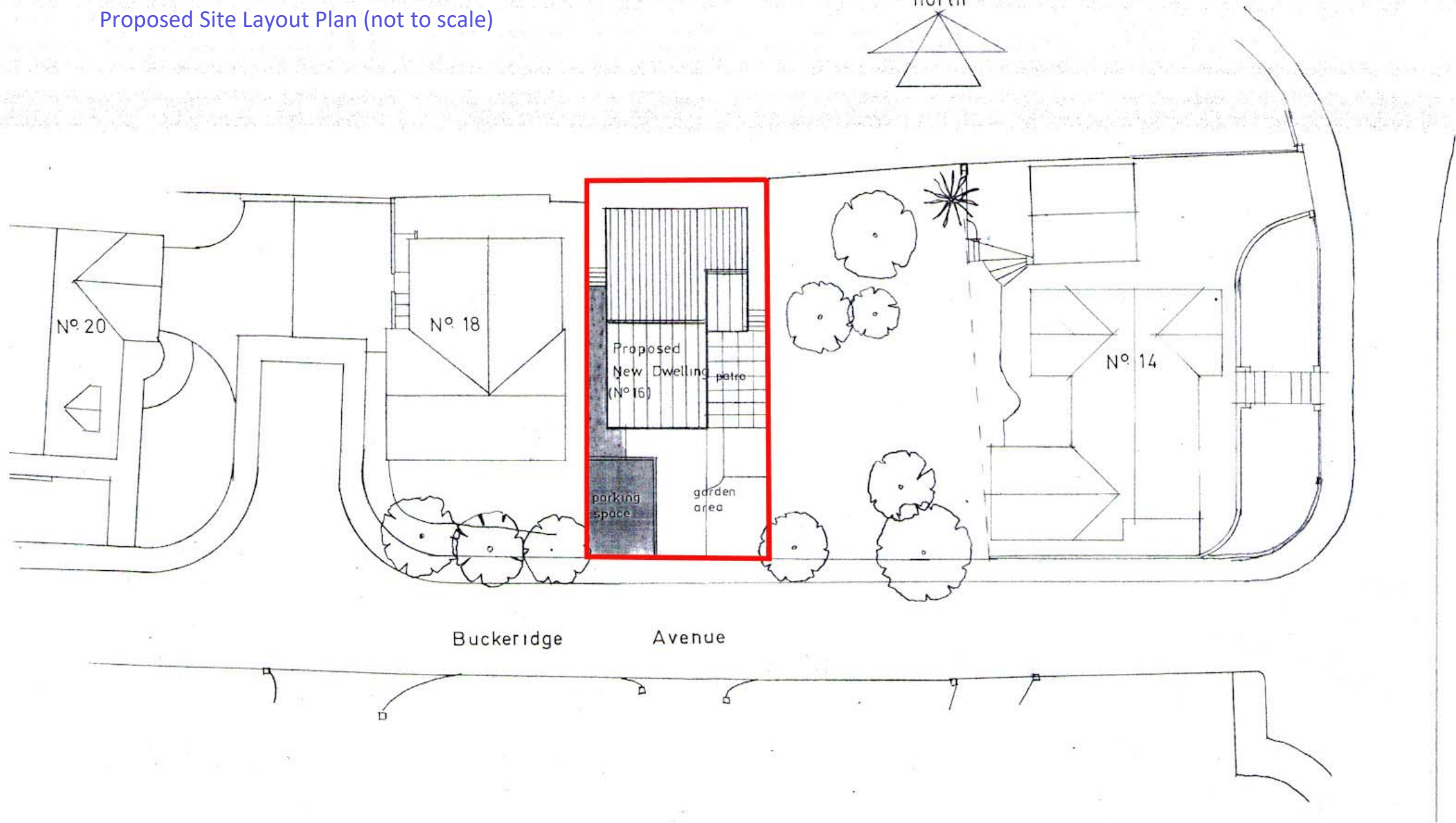
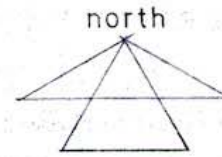
Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300

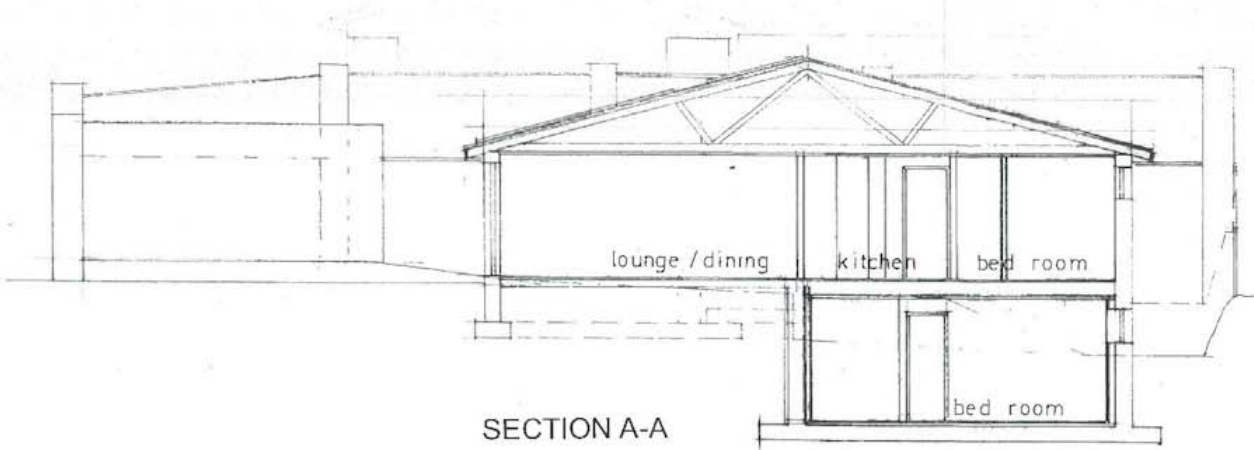
Ref: 394/PT

Proposed Site Layout Plan (not to scale)

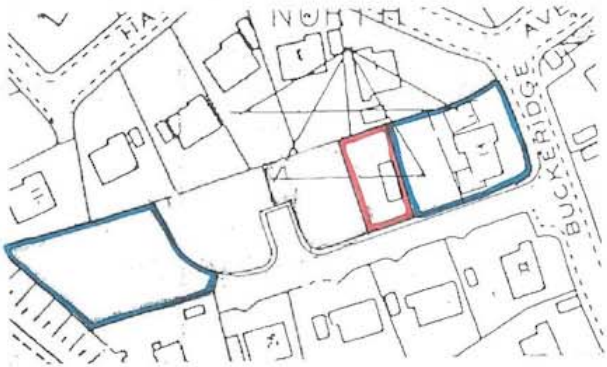


PROPOSED NEW DWELLING in garden to rear of
14 BUCKERIDGE AVENUE TEIGNMOUTH
PROPOSED BLOCK PLAN

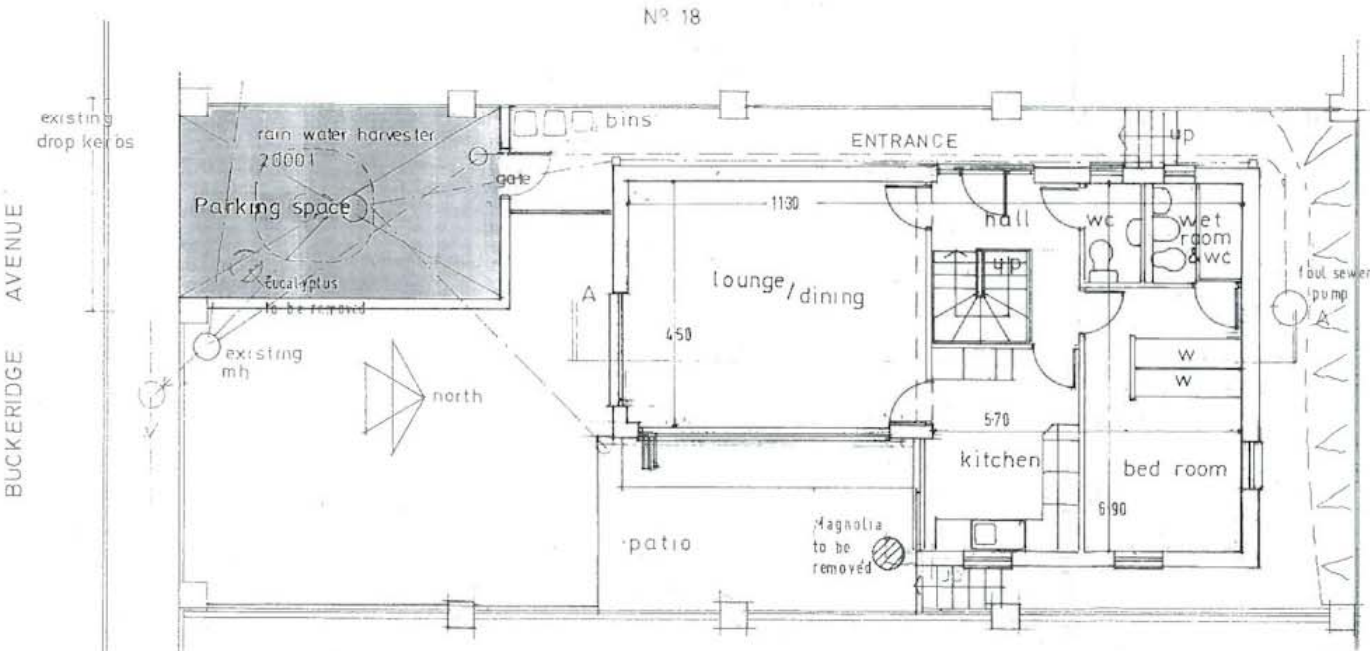
Proposed Plans (not to scale)



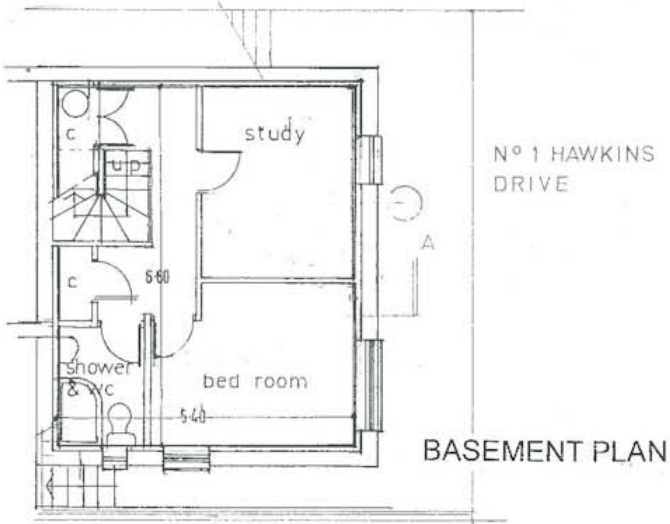
SECTION A-A



LOCATION PLAN



GROUND FLOOR PLAN

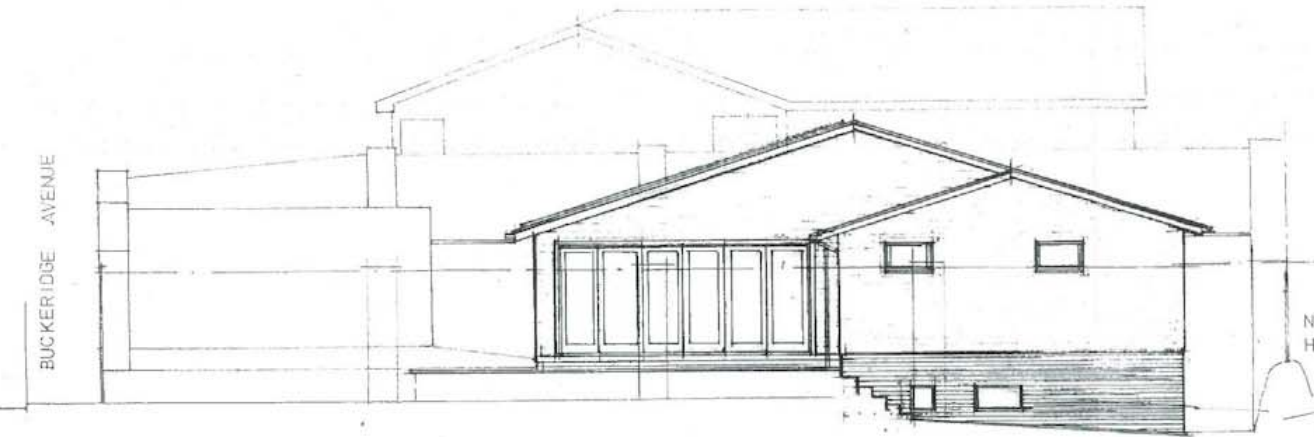


BASEMENT PLAN

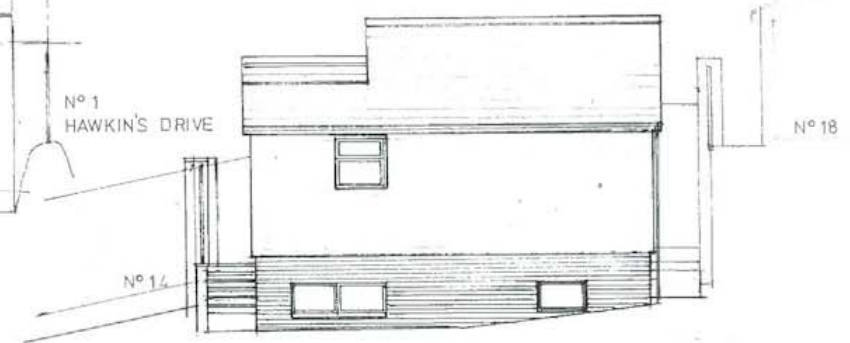
garden area N°14

PROPOSED NEW DWELLING in garden to rear of 14 BUCKERIDGE AVENUE TEIGNMOUTH
 PROPOSED PLANS and SECTION

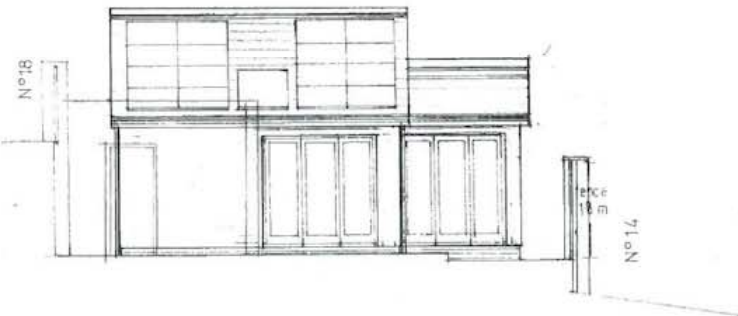
Proposed Elevation Plans (not to scale)



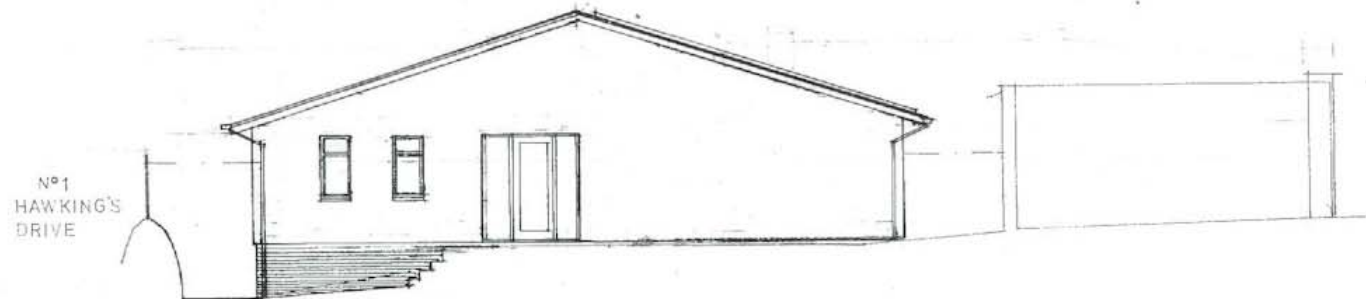
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

FINISHES:

- Roof tiles: concrete Stonewold tiles grey.
- Walls: Rendered smooth painted cream above dpc.
Brick below dpc and to boundary.
- Windows and doors dark grey uPvc double glazed.
- Gutters and down pipes grey plastic.
- Parking area, Brindle brick paver's
- Patio Saxon slabs cream.
- Boundary between No.14 and new property timber vertical boarding between brick piers max 1.8m high.
- Photovoltaic and Thermal hot water system installed On roof of South Elevation
- Rain Water Harvesting system for wc's and external taps.

PROPOSED NEW DWELLING in garden to rear of
14 BUCKERIDGE AVENUE TEIGNMOUTH
PROPOSED ELEVATIONS



View from the plot looking east over No. 14 Buckeridge Avenue



View across the plot along the western boundary looking south



View from the plot looking south east