

POTENTIAL SINGLE BUILDING PLOT

PLOT 54, FOXGLOVE CLOSE, NEWTON ABBOT



- Lapsed Planning Permission for a detached property
- Conditional (subject to planning) offers invited
- Guide Price £105,000

THE PLOT (No. 54) – TQ12 1GT

An opportunity to acquire a potential single building plot on the western edge of Newton Abbot. Situated in Foxglove Close, part of a housing development undertaken by Redrow Homes, this is one of three self build plots which were approved under planning application ref. 15/02532/MAJ in 2015. As no reserved matters application was made in regard to the final design of the proposed self build dwellings, the planning approval has now lapsed and a new application will be required. Given the infill nature of the plots within an existing development, the Agents view is that a future application will be supported by the local planning authority.

The Design Guide which was previously approved in regard to Plot 54 suggested that the plot extends to c. 275sqm (0.07 acres) and the new dwelling would have a footprint of no more than 83sqm (893sqft). A two storey house could therefore, in theory, have a gross external area up to c. 166sqm (1787sqft). The plot has a pleasant outlook over an open grassed area to the front with a large mature oak tree.

NEWTON ABBOT

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 are also links available with the A381 to Totnes from the town. There is a busy railway station on the eastern side of Newton Abbot town centre, which provides 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.

METHOD OF SALE

Conditional (subject to planning approval) offers are invited in the region of £105,000 for this plot. The plot is freehold with vacant possession

SERVICES

The Agents are advised that all required mains services are available for connection in Foxglove Close.

VIEWING – BY APPOINTMENT ONLY

Please contact Alex Munday at KLP in the first instance to arrange a viewing.

PLANNING

Teignbridge District Council granted planning permission (Ref. 15/02532/MAJ) for a “Hybrid planning application for 60 residential dwellings (including 20% affordable housing), to include, 57 dwellings and outline planning application for 3 residential self-build plots” on 23rd December 2015. A further non-material amendment (Ref: 15/02532/AMD2) was approved on 14th June 2017 granting approval of the proposed Design Code for the three self build plots.

Copies of the previous planning permission, design code and other associated documents are held on file by the agents and can be emailed upon request.

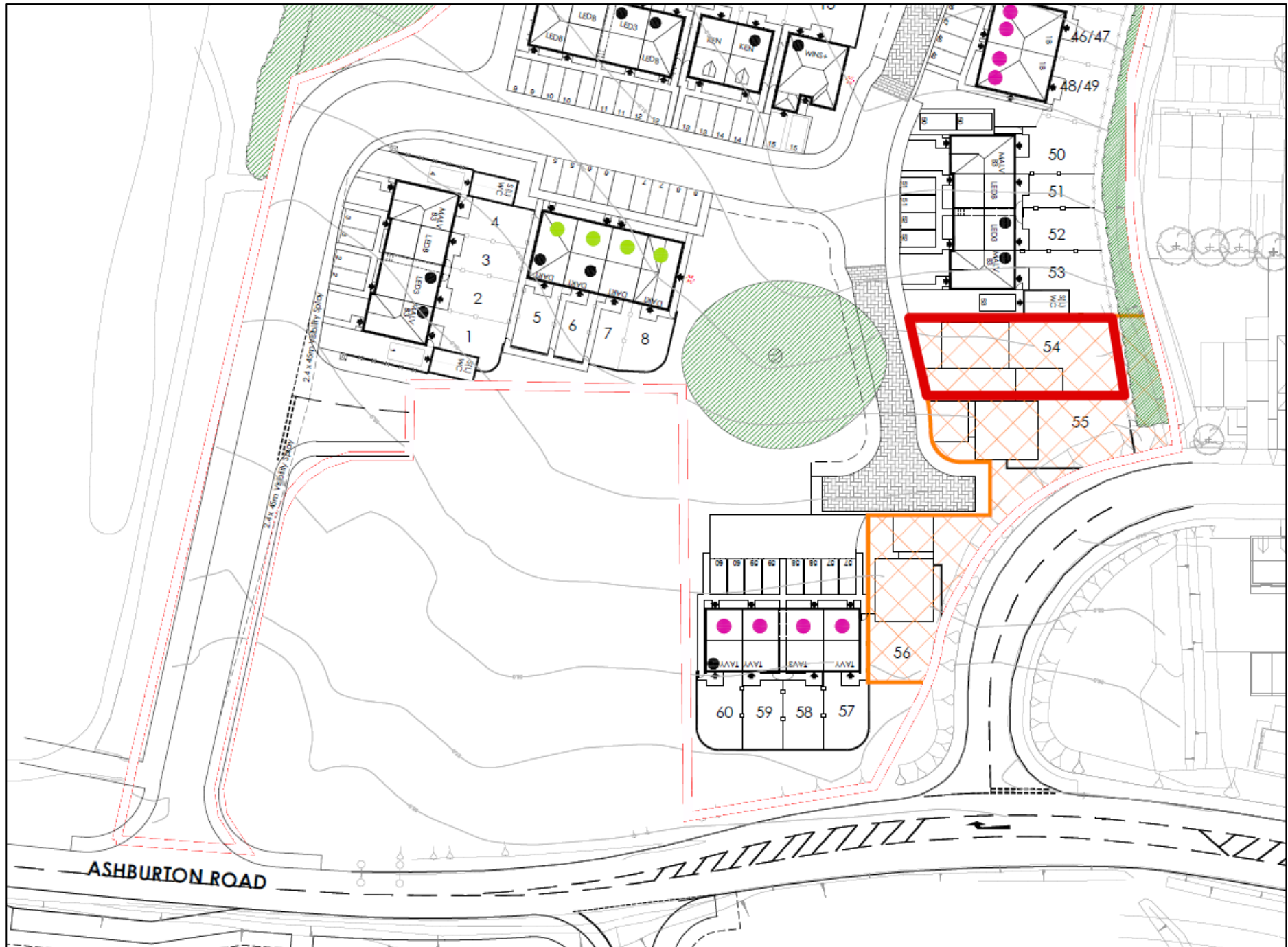
CONTACT



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Location Plan (not to scale) – Plot 54 outlined in red



**Previously approved
Design Guide (not to scale)
Plot 54**

